

CITY OF MERCED

**GENERAL PLAN
STATISTICAL INFORMATION
[APPENDICES]**

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POPULATION AND LAND USE

BUILDING ACTIVITY

SCHOOL ATTENDANCE

ECONOMIC AND EMPLOYMENT DATA

TRAFFIC INFORMATION



CITY OF MERCED GENERAL PLAN

STATISTICAL INFORMATION

(APPENDICES)

These Technical Appendices are the data base for the City of Merced General Plan. This data was used to develop the policies and guidelines set forth in the General Plan document. These appendices are available to individuals interested in purely technical information about the city.

The following items should be noted concerning the Technical Appendices. First, the information will be updated annually. Second, unless otherwise noted, all information is based on the calendar year. Lastly, references are included at the end of the appendices listing the sources used in the compilation of the information.

REVISED JANUARY 1986

CITY OF MERCED PLANNING DEPARTMENT

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BUILDING ACTIVITY

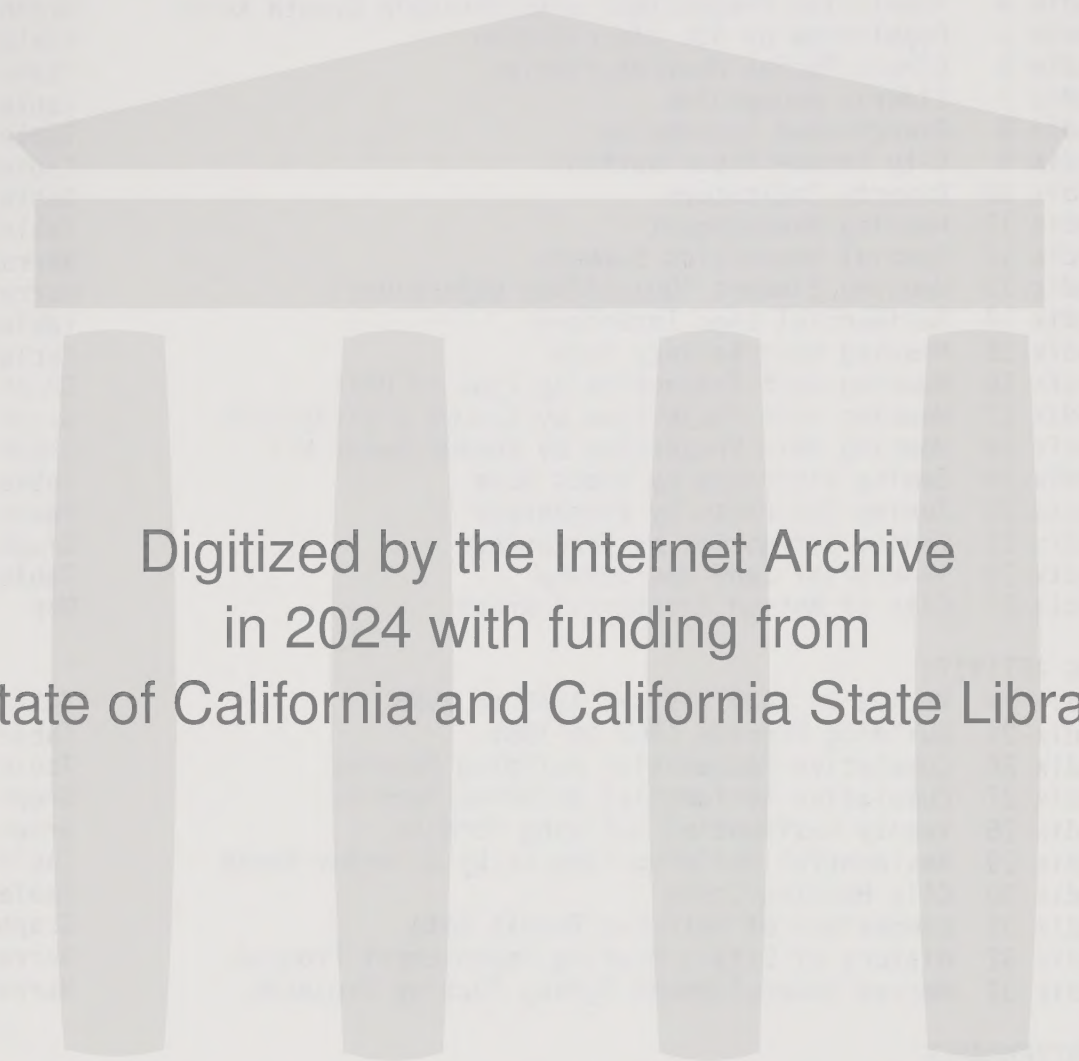
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POPULATION AND LAND USE

APPENDIX 1

HISTORIC POPULATION COUNTS

SOURCE: U. S. Census Data
California State Department of Finance

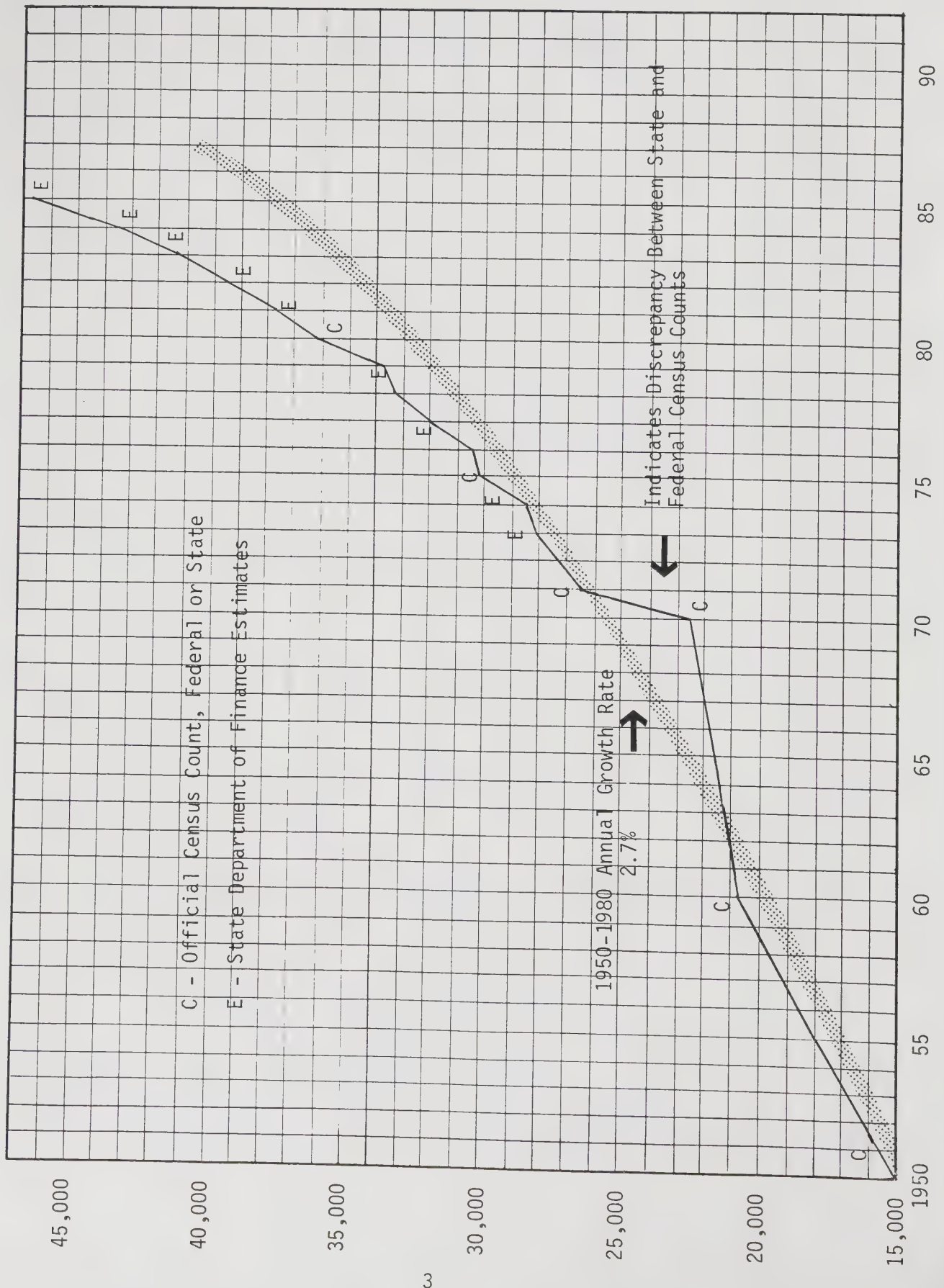
<u>YEAR</u>	<u>MERCED COUNTY</u>	<u>MERCED CITY</u>
1900	9,215	1,969
1910	15,148	3,102
1920	24,579	3,974
1930	36,748	7,660
1940	46,988	10,135
1950	69,780	15,001
1960	90,444	20,068
1970	104,629	22,670
1971	108,155*	26,191*
1980	134,560	36,499
1981	137,424	37,992
1982	140,724	39,734
1983	145,165	41,764
1984	149,945	43,468
1985	157,852	46,957

*Special Population Census - State Department of Finance. 1970 Census figures thought to have been inaccurate; a special census was completed in 1971.

APPENDIX 2

CENSUS COUNTS AND POPULATION ESTIMATES

Source: U.S. Census Data, State Census Data, State Department of Finance Estimates



APPENDIX 3

POPULATION PROJECTIONS--(BY VARIOUS GROWTH RATES)

SOURCE: Merced City Planning Department

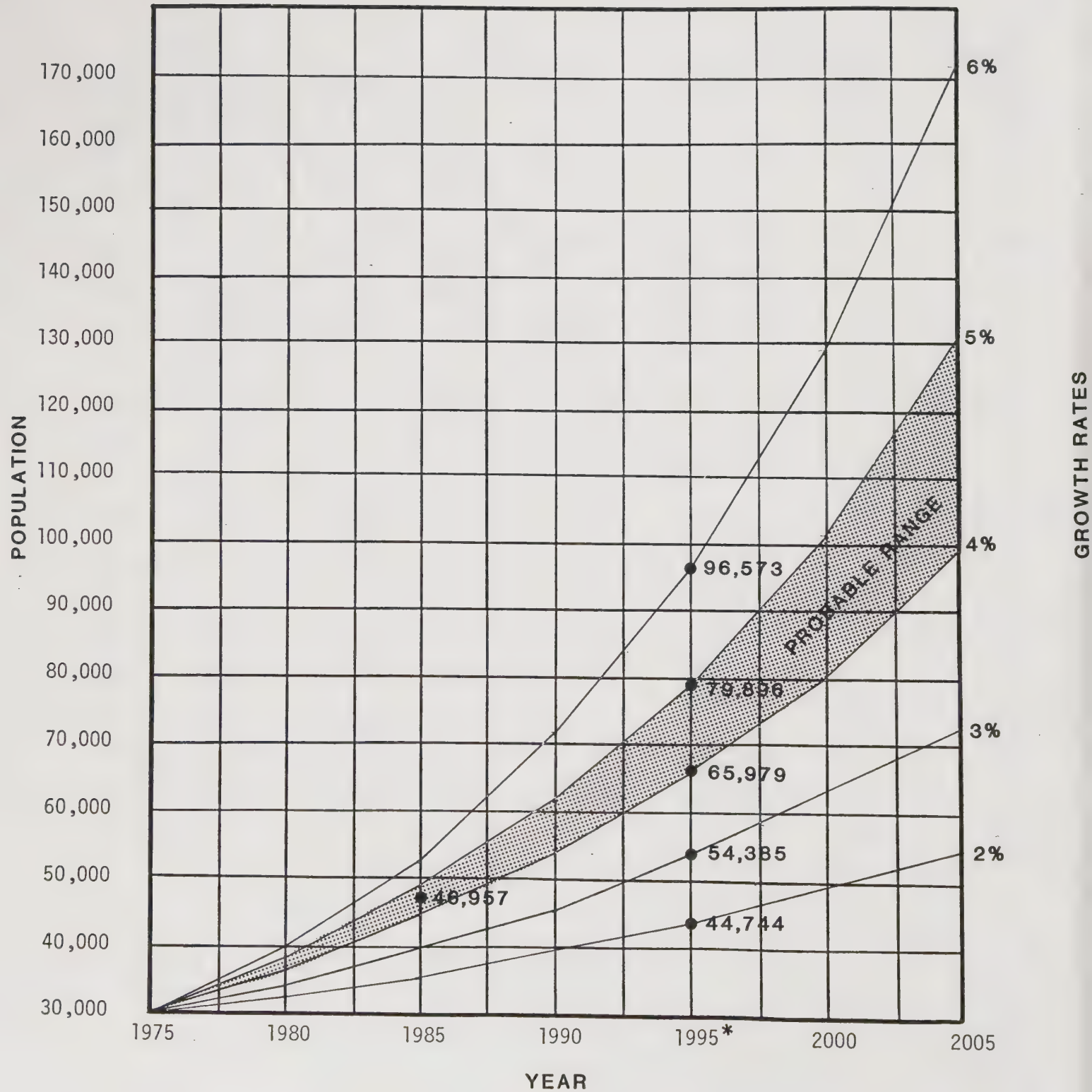
INTERVAL YEARS	% ANNUAL GROWTH	BASE YEAR (POP)	PROJECTIONS:				
			1985	1990	1995	2000	2005
1960-75	2.74	1975 (30,112)	39,458	45,168	51,705	59,187	67,753
		1980 (36,499)	41,781	47,827	54,749	62,672	71,741
1960-80	2.80	1971 (26,191)	38,553	44,261	50,814	58,338	66,976
		1975 (30,112)	39,689	45,566	52,312	60,058	68,950
		1980 (36,499)	41,903	48,107	55,230	63,408	72,796
1971-80	3.36	1975 (30,112)	41,905	49,434	58,316	68,794	81,155
		1980 (36,499)	43,057	50,793	59,920	70,686	83,386
1975-80	3.90	1975 (30,112)	44,146	53,453	64,722	78,336	94,887
		1980 (36,499)	44,194	53,510	64,791	78,450	94,988
1975-85	4.54	1975 (30,112)	46,942	58,610	73,179	91,369	114,081
		1985 (46,957)	46,957	58,629	73,202	91,393	114,116
1980-85	5.16	1980 (36,499)	46,937	60,359	77,621	99,821	128,369
		1985 (46,957)	46,957	60,385	77,654	99,863	128,424

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APPENDIX 4

POPULATION PROJECTIONS WITH VARIABLE GROWTH RATES

SOURCE: Merced City Planning Department

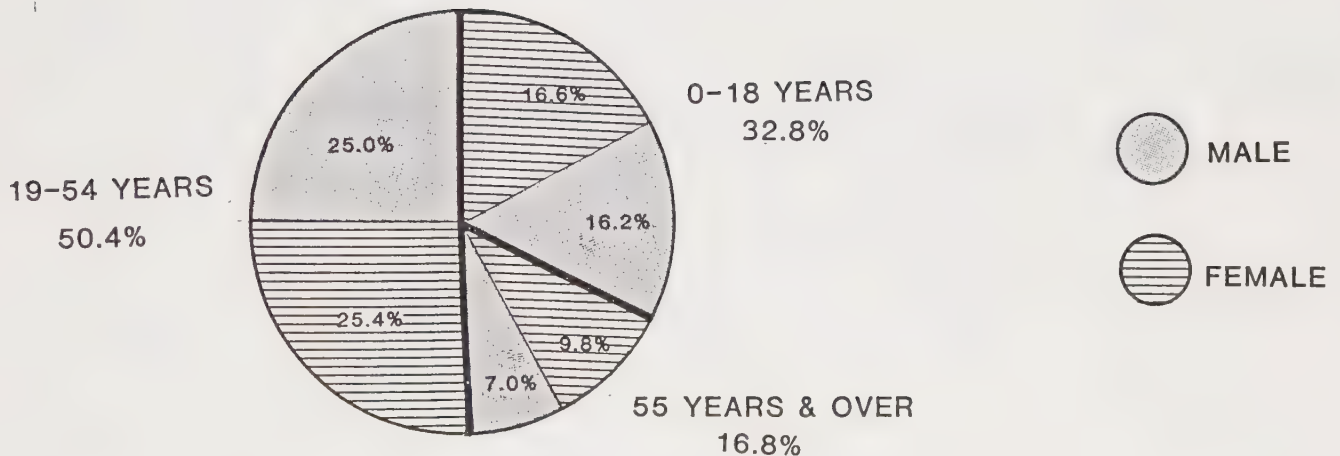


APPENDIX 5

POPULATION BY AGE DISTRIBUTION

SOURCE: 1980 Federal Census

<u>AGE GROUP</u>	<u>MALE</u>	<u>FEMALE</u>	<u>CITY TOTAL</u>	<u>CITY %</u>	<u>STATE %</u>
0-4	1,712	1,718	3,430	9.4%	7.2%
5-13	2,691	2,673	5,364	14.7	13.0
14-18	1,566	1,604	3,170	8.7	8.6
19-24	2,596	2,459	5,055	13.8	11.9
25-34	3,336	3,318	6,654	18.2	17.9
35-44	1,742	1,890	3,632	10.0	11.9
45-54	1,443	1,619	3,062	8.4	10.0
55-64	1,277	1,474	2,751	7.5	9.3
65-74	811	1,144	1,955	5.4	6.2
75+	476	950	1,426	3.9	4.0
TOTAL	17,650	18,849	36,499	100.0%	100.0%



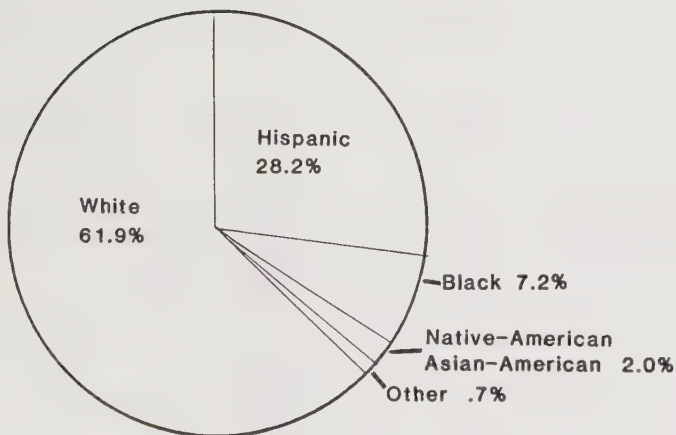
APPENDIX 6

ETHNIC/RACIAL CHARACTERISTICS

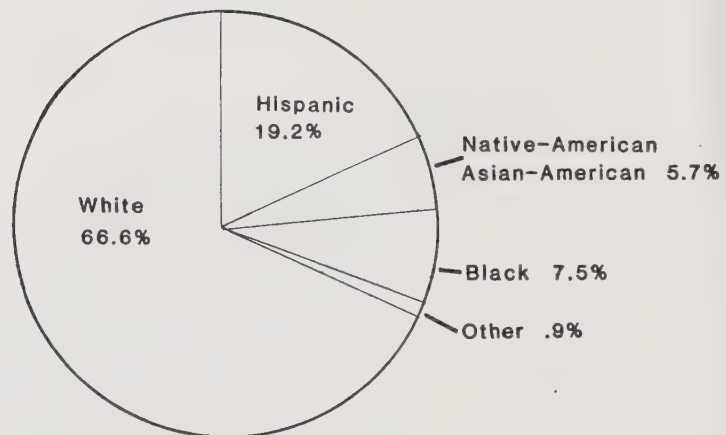
SOURCE: 1980 Federal Census

	<u>TOTAL CITY</u>	<u>CITY %</u>	<u>STATE %</u>
White	22,586	61.9%	66.6%
Black	2,617	7.2	7.5
Hispanic	10,291	28.2	19.2
Native American, Asian-American	740	2.0	5.7
Other	<u>265</u>	<u>.7</u>	<u>.9</u>
TOTAL	36,499		

CITY



STATE



RACIAL AND ETHNIC MINORITIES

Percentage of Population by Household

<u>Area</u>	<u>South Merced</u>	<u>Central Merced</u>	<u>North Merced</u>	<u>Total City</u>
White	36%	84%	88%	74%
Black	19%	3%	4%	7%
Brown	42%	10%	4%	15%
Other	<u>2%</u>	<u>2%</u>	<u>2%</u>	<u>2%</u>
Total	100%	100%	100%	100%

APPENDIX 7

ELDERLY HOUSEHOLDS

SOURCE: 1980 Federal Census

	<u>TOTAL</u>	<u>RENTER</u>	<u>PERCENT RENTER</u>
Householder 65+	2,154	809	37.5%

The City's 13,381 households contain 2,154 (16.1%) householders 65 years or older.

WORK DISABILITY

	<u>MERCED</u>		<u>CALIFORNIA</u>
	<u>NUMBER</u>	<u>PERCENT</u>	<u>PERCENT</u>
All Persons, Ages 16-64	23,023		
With Work Disability	2,185	9.5	8.4
Prevented From Working	1,241	5.7	4.3

PUBLIC TRANSPORTATION DISABILITY

	<u>AGES 16-64</u>	<u>65+</u>
Merced	459 - 2.03%	363 - 13.49%
California	1.72%	14.4%

The State Census Data Center indicates the number of persons who are prevented from using public transportation facilities because of a physical disability. Although the numbers in the tables above are not excessively high, the City recognizes a need for transportation facilities with handicapped accessibility, as well as housing located convenient to services and stores which would aid the City's senior citizen population.

APPENDIX 8

OVERCROWDED HOUSEHOLDS

<u>PERSONS PER ROOM</u>	<u>TOTAL</u>	<u>RENTERS</u>
1.00 or Less	12,416	5,904
1.01 - 1.50	534	371
1.51 or More	431	348

The U.S. Census Bureau gauges overcrowding by tabulating the number of households occupied by over one person per room (not including kitchen and bathrooms). By this definition, a total of 965 households are overcrowded, or 7.2%. Of these overcrowded units, 74.5% are rental units.

LARGE FAMILIES

<u>PERSONS IN UNIT</u>	<u>TOTAL</u>	<u>RENTERS</u>
1 Person	3,347	2,236
2 Persons	4,141	1,932
3 Persons	2,245	1,015
4 Persons	1,998	701
5 Persons	922	372
6 or More Persons	728	367

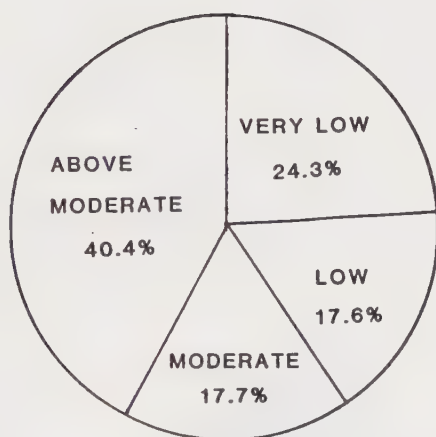
In 1980, 12.3% of Merced households contained five or more persons. Of those large households, 44.8% were renter households.

SOURCE: 1980 Federal Census

APPENDIX 9

CITY INCOME DISTRIBUTION

<u>INCOME</u>	<u>TOTAL</u>	<u>PERCENT</u>
Less than \$7,351 Very Low Income (a)	3,283	24.3%
\$7,351 - \$11,761 Low Income (b)	2,375	17.6
\$11,761 - \$17,641 Moderate Income (c)	2,391	17.7
\$17,641+ Above Moderate Income (d)	5,460	40.4
TOTAL HOUSEHOLDS	13,509	100.0%



INCOME DISTRIBUTION

City Median Household Income - \$14,156
 County Median Household Income - \$14,701
 State Median Household Income - \$18,243

Source: 1980 Federal Census

- (a) Below 50% of the County median household income.
- (b) Between 50% and 80% of the County median household income.
- (c) Between 80% and 120% of the County median household income.
- (d) Above 120% of the County median household income.

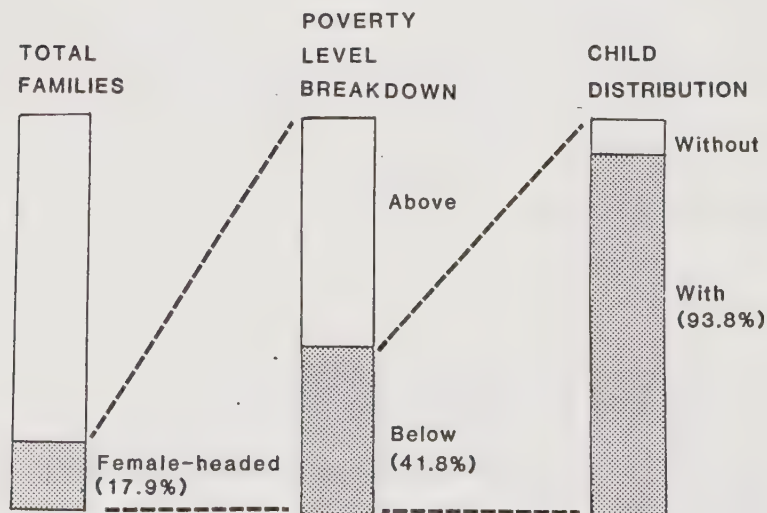
APPENDIX 10

POVERTY INDICATORS

	<u>FAMILIES</u>	<u>PERCENTAGE</u>
Above Poverty Level*	8,116	86.2
Below Poverty Level	1,297	13.8

FEMALE-HEADED HOUSEHOLDS

	<u>TOTAL FAMILIES</u>	<u>FAMILIES WITH FEMALE HOUSEHOLDER & NO HUSBAND</u>
ABOVE POVERTY*		
With Children	4,376	658
Without Children	3,740	322
BELOW POVERTY		
With Children	1,125	661
Without Children	<u>172</u>	<u>43</u>
TOTAL	9,413	1,684



*The average poverty threshold for a family of four persons was \$7,412 in 1979.

APPENDIX 11

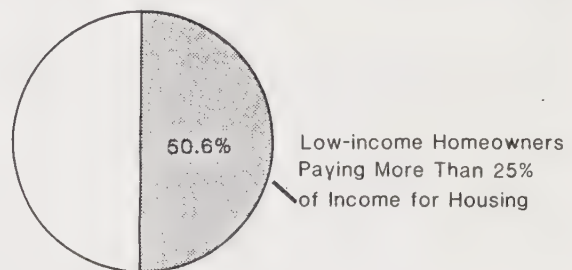
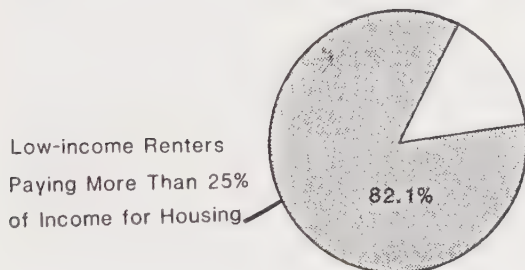
HOUSING OVERPAYMENT

RENT AS % OF INCOME:	INCOME				
	0-4,999	5-9,999	10-14,999	15-19,999	20,000+
0 - 19%	64	162	402	479	765
20 - 24%	87	126	308	156	86
25 - 34%	158	511	509	136	31
35 + %	1,289	949	171	0	0

1980 Census data and State Housing and Community Development overpayment methodology illustrate that a significant number of low income renters are overpaying for housing. Low income is defined as income below 80 percent of the County's median income (\$11,760). Applying HCD overpayment methodology to the table above indicates that 3,145, or 82.1 percent, of all low income renters are paying more than 25 percent of income for housing.

OWNER COSTS AS % OF INC:	INCOME				
	0-4,999	5-9,999	10-14,999	15-19,999	20,000+
0 - 19%	69	320	320	348	2,435
20 - 24%	55	29	104	152	491
25 - 34%	46	77	112	219	313
35 + %	212	203	167	135	87

Applying the same HCD methodology to the table above indicates that 636, or 50.6 percent, of all low income homeowners are paying more than 25 percent of income for housing.



SOURCE: 1980 Federal Census and State Housing and Community Development Overpayment Methodology

APPENDIX 12

SPECIAL HOUSEHOLDS SUMMARY

Households/families presenting particular planning concerns for the City are those containing an elderly member (16.1% of all households), those headed by females with no husband (17.9% of all families) and overcrowded households (7.2% of all households).

In addition, the City assumes that many Southeast Asian refugee families are living in substandard and overcrowded housing. Results of a special census should give the City information on the numbers of refugee families living in the City. When this information is available, their numbers will be accurately reflected in Appendix 6.

These four groups are further constrained by low incomes and many are living in rented housing and paying a high proportion of their income for housing. Appendix 11 cites 82.1% of all low income renters are paying more than 25% of their income for housing.

In general, 13.8% of all families are below poverty level based on the 1980 Federal Census (see Appendix 10). The City's median household income in 1979 was \$14,156, slightly below the County and approximately \$4,000 below the state median. Almost 42% of all households are "low" and "very low" income, based on 1980 Federal Census (see Appendix 9).

Female-headed householders below poverty level represent 41.8% of total households headed by females. Further, 93.8% of those low income households contain children (see Appendix 10).

More than one-third of all elderly householders rent their homes (37.5%). Many of these householders live on a fixed income with a high proportion of their income consumed by rent.

The City's overcrowded households are slightly higher than the state average (7.2%). In addition, 11% of all renter households are overcrowded (see Appendix 8).

These statistics point to the need to maintain an adequate supply of rental housing affordable to low income renters. Provision of housing for larger families should also be encouraged.

As seen in Appendix 13, the City has adequate sites available to accommodate its 1992 additional housing need as determined by MCAG. The City must continue to encourage a variety of housing types and zone for higher densities to accommodate multi-family housing. Through its Housing Improvement Program, HUD Entitlement grants, mortgage revenue bonds, Redevelopment Agency and other state and federal grant monies, the City must work to promote low-cost housing throughout the City.

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APPENDIX 13

HOUSING ELEMENT "QUANTIFIED OBJECTIVES"

Article 10.6 of the California Government Code concerning housing elements states that elements contain "a statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing." In this context, Quantified Objectives are the maximum numbers of housing units that the community projects can be constructed, rehabilitated and conserved over the planning period. The Construction Objective is the number of units which may be constructed given the City's land resources, constraints and proposed programs; the Rehabilitation Objective is the number of units that will be rehabilitated; and the Conservation Objective refers to the preservation of the existing housing stock and its affordability to the City's low income residents.

The following indicate "Quantified Objectives" for the City from January 1986 to July 1992, the City's six-year planning period:

Construction Objective	- 4,200 housing units
Rehabilitation Objective	- 239 housing units
Conservation Objective	- 1,518 housing units

Merced County Association of Governments (MCAG) estimates that about 4,500 additional housing units are needed to accommodate new household growth from 1985 to 1992. It is estimated that about 375 single-family and multi-family building permits will be issued in 1985. Therefore, it appears that new housing unit growth in 1985 plus the City's construction objective for 1986 to 1992 will clearly meet MCAG's 1992 housing needs determination.

The City expects to meet its new construction objective through a combination of traditional financing, State and Federal new construction programs, such as California Housing Finance Agency (CHFA) and HUD Section 203 program, and through the sale of mortgage revenue bonds.

The City expects to meet its rehabilitation objective through a combination of HUD Entitlement Grants and other HUD rehabilitation funds such as Title I and Section 312.

The City expects to meet its conservation objective through a combination of HUD Section 8 Existing, HUD Entitlement Grants and stable zoning for mobile homes. Currently, there are 812 single-family and multi-family units financed through HUD programs; 212 are administered by the Merced County Housing Authority. The City's Housing Improvement Program estimates that about 149 multi-family units will be rehabilitated between 1986 and 1992. The Program stipulates that landlords receiving CDBG funding shall rent to low income tenants thereby conserving the affordability of these units. In addition, the City's 557 mobile homes will be conserved through the City's zoning ordinance which allows mobile homes on single-family lots and in mobile home parks.

The City indicates its broad housing goals and policies in Chapter Four, "Residential Environment," of its General Plan. A six-year housing implementation program to meet these goals is found in Chapter Nine, "General Plan Implementation".

APPENDIX 14

RESIDENTIAL LAND INVENTORY

- - - - - RESIDENTIAL DISTRICT - - - - -

YEAR	LOW (a) Acres/Units	LOW-MED (b) Acres/Units	HIGH-MED (c) Acres/Units	UEA (d) Acres/Units	TOTAL Acres/Units
1985	2,613/11,759	289/2,601	242/4,356	2,390/14,340	5,534/33,056
1986					
1987					
1988					
1989					
1990					

The table above inventories vacant residential land within the City's Specific Urban Development Plan (SUDP) and translates acreage into potential dwelling unit capacity. The Urban Expansion Area (UEA) consists of approximately 3,008 acres north and south of the city limits of which the City estimates about 2,390 acres will be classified residential and zoned at various densities.

Adequate Sites

Existing wastewater facilities can potentially serve a total population of approximately 73,500, which could be reached as early as 1990. Presently, the North Merced area has limited capacity for additional population growth because it lacks main trunk collection lines. The South Merced area has adequate sites available that are served by public facilities and has a present capacity of approximately 7,500 housing units.

In response, the North Merced Wastewater Master Plan was adopted in 1982. The short-term goal of the Plan is to provide wastewater capacity to about 5,000 to 6,000 acres within the City's SUDP boundary, north of Bear Creek.

The long-term goals of the Plan are to serve the City's entire SUDP area by providing an extensive gravity collection interceptor sewer, expansion of the Bear Creek pump station and a new force main from the pump station to the wastewater treatment plant on the City's south side.

To finance the preliminary improvements to the system, an assessment district is expected to be in place by mid-1986. The City estimates that current development constrictions in North Merced will be lifted by 1987 when the first phase of the Plan will be completed. This improvement will open a great number of sites and allow for normal development to proceed in line with Merced's pattern of steady growth.

- (a) Land designated for single-family development, including manufactured housing and mobile homes; average density = 4.5
- (b) Land designated for duplex or two-family dwellings; average density = 9.0.
- (c) Land designated for multiple-family dwellings or apartment houses; average density = 18.0
- (d) Land designated for future urban expansion to be zoned at various densities; overall average density = 6.0.

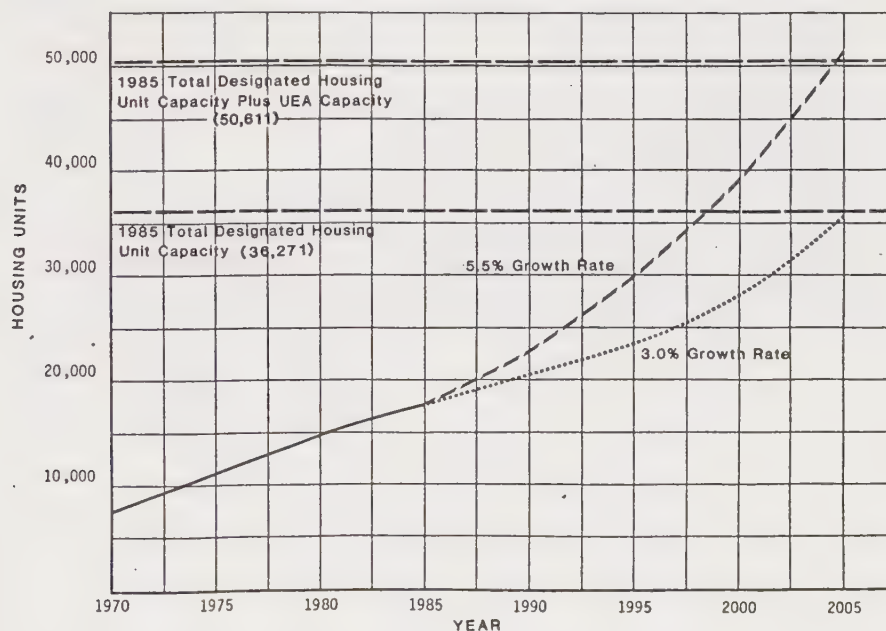
APPENDIX 14 (CONTINUED)

The table below illustrates housing unit growth over the next 20 years, as well as total housing unit capacity of both "designated" and urban expansion ("undesigned") land.

From 1970 to 1985, the City experienced a 5.5% growth rate in the number of housing units. The Planning Department is projecting this growth rate to continue to the year 2005, when an estimated 51,205 housing units will exist. At a 5.5% growth rate, the City will reach its 1985 "designated" housing unit capacity (a + b + c) in 1998. The City will reach total 1985 housing unit capacity (a + b + c + UEA) in 2005.

Future construction needs can be determined by projecting household growth. The Department of Finance estimates there were 16,336 households and 17,555 housing units in 1985. In Merced County Association of Governments' (MCAG) 1983 report, "Merced County Housing Needs Determinations," 19,284 households are projected for 1990. Using straight-line projection method, it is estimated that the City will have 20,496 households in 1992.

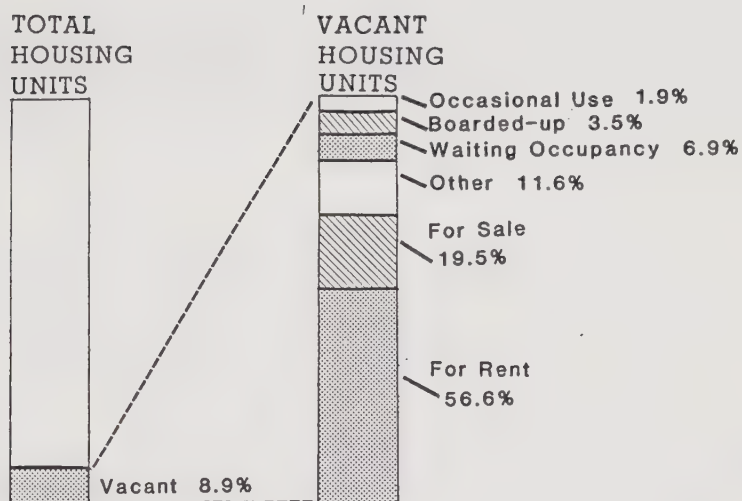
According to State Department of Housing and Community Development's (HCD) methodology for estimating construction needs, it is projected that an additional 4,522 housing units are needed to accommodate household growth to 1992. This represents approximately a 3.0% growth rate in housing units. Based on a 3.0% growth rate, 1985 "designated" housing unit capacity (a + b + c) will be nearly reached by 2005. Total 1985 housing unit capacity (a + b + c + UEA) will not be reached for an undetermined time after 2005.



SOURCE: 1980 Federal Census data, Merced Planning Department, Merced County Association of Governments, State Department of Housing and Community Development

APPENDIX 15

HOUSING UNIT VACANCY RATE



The Vacancy Rate was at a high of 8.9% in 1980. The Department of Finance estimates that the City vacancy rate has declined to 6.94% in 1985.

Total Housing Units - 14,681

Occupied - 13,381

Vacant - 1,300

For Sale - 253

For Rent - 736

Waiting Occupancy - 90

Held for Occasional Use - 24

Boarded Up - 46

Other - 151

SOURCE: 1980 Federal Census

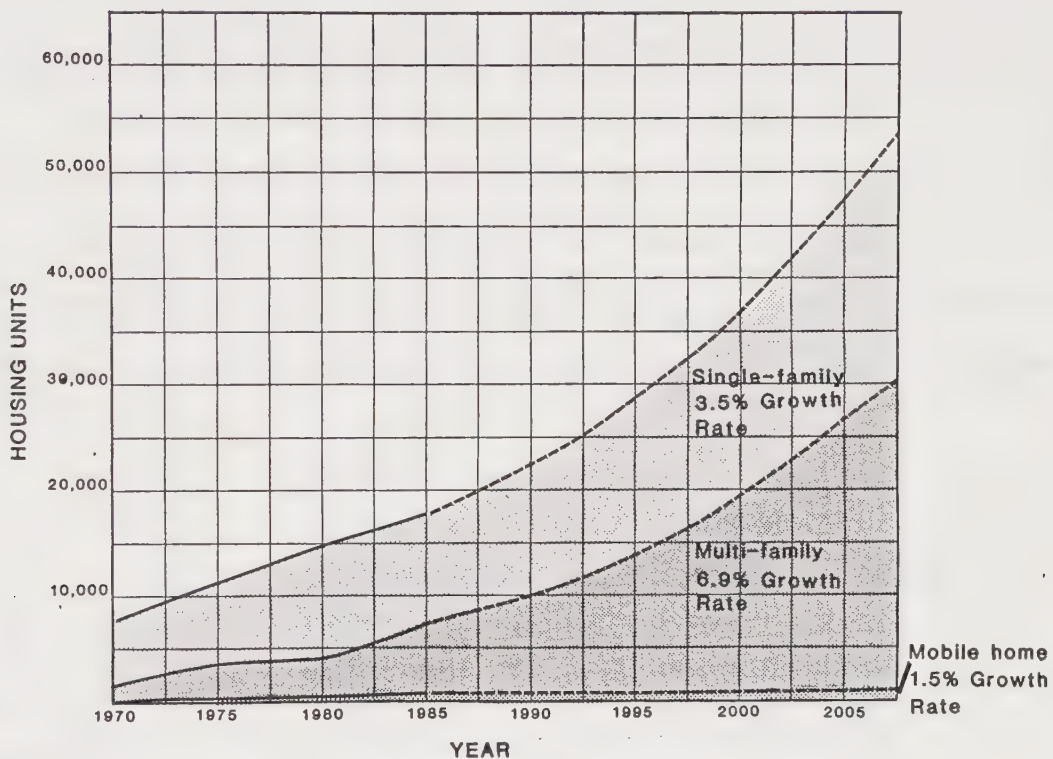
APPENDIX 16

HOUSING UNIT PROJECTION BY TYPE OF UNIT

From 1975 to 1985, single-family and multi-family units were constructed at a 3.5% and 6.9% annual rate, respectively. Mobile home annual growth rate was tracked at a 1.5% rate from 1980 to 1985.

If new construction continues this trend, the number of multi-family units will almost equal the number of single-family units by 1998, as seen in the table below.

Merced County Association of Governments (MCAG) estimates the city will need an additional 4,522 units to accommodate household growth in 1992. Based on the above-mentioned growth rates, the table below indicates that single-family units will comprise 54.4% of total units in 1992; multi-family 43.07%; and mobile homes 2.6%. Therefore, of the 4,522 units needed in 1992, 2,460 should be single-family, 1,944 multi-family, and 118 mobile homes.



CATEGORY	1970	1975	1980	1985	1990	1992	1995	2000	2005
Single-Family	6,281	7,460	8,860	10,523	12,496	13,385	14,838	17,620	20,425
Multi-Family	2,421	3,379	4,718	6,587	9,195	10,577	12,998	18,408	27,724
Mobile Home	468	504	535	576	619	637	665	713	778
TOTAL	9,170	11,343	14,113	17,686	22,310	24,599	28,501	36,741	48,927

SOURCE: 1980 Federal Census, Merced Planning Department

APPENDIX 17

HOUSING UNIT PROJECTION BY INCOME DISTRIBUTION

The graph below indicates numbers of households (occupied housing units) since 1970 and illustrates by income category the breakdown of existing households in 1980.

Merced County Association of Governments (MCAG) estimates there will be 20,496 households in 1992. This figure indicates approximately a 3.0% growth rate in households from 1980 to 1992. MCAG's 1983 report entitled "Merced County Housing Needs Determinations" states that, based on its estimate of 1992 household growth, an additional 4,522 housing units will be needed by that year. MCAG further indicates in its report the breakdown of the 1992 housing unit need by income categories. The presumption is that a more equitable distribution of housing opportunities will be achieved. For this purpose, MCAG averaged the 1980 income percentages with the County percentages to determine the percentage applied to the projected 1992 housing need. The table below indicates the total housing unit need in 1992 distributed by income categories:

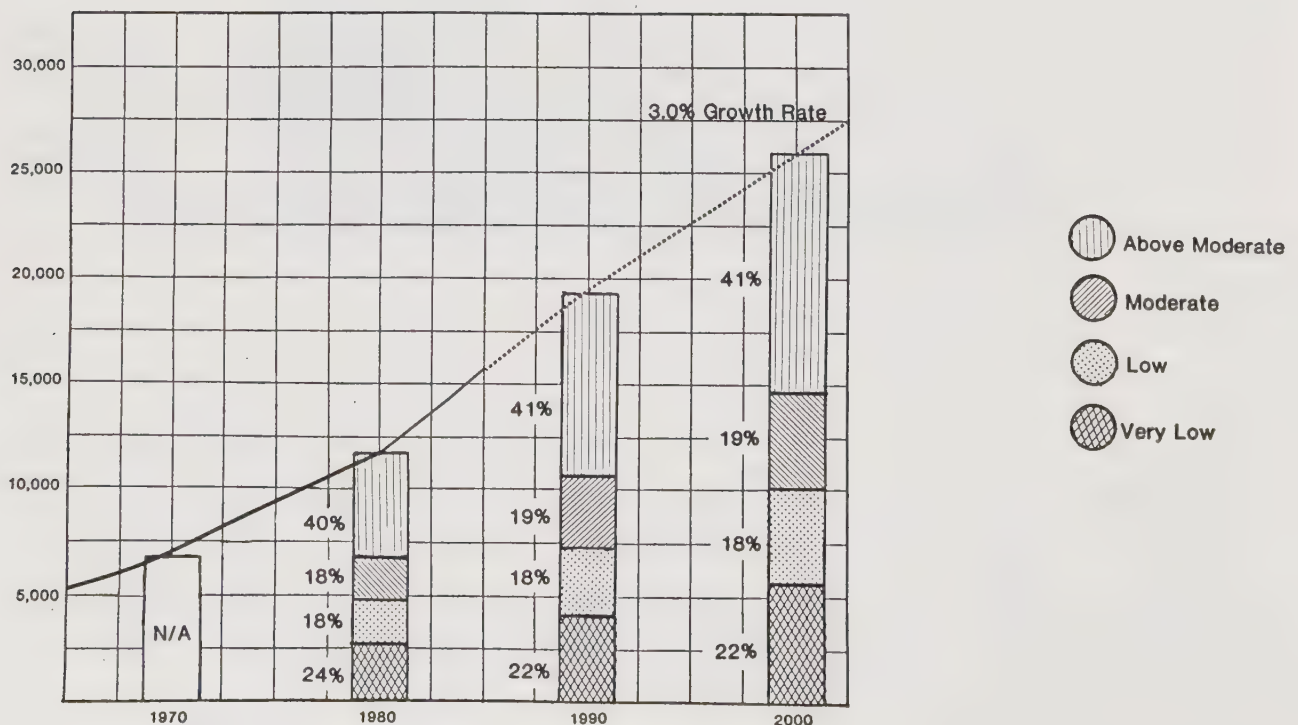
<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
995 (22%)	814 (18%)	859 (19%)	1,854 (41%)	4,522

Very Low Income - Income of up to 50% of the median income for the County.

Low Income - Income of 51% to 80% of the median income for the County.

Moderate Income - Income of 81% to 120% of the median income for the County.

Above Moderate Income - Income greater than 120% of the median income for the County.



SOURCE: 1980 Federal Census, Merced County Association of Governments

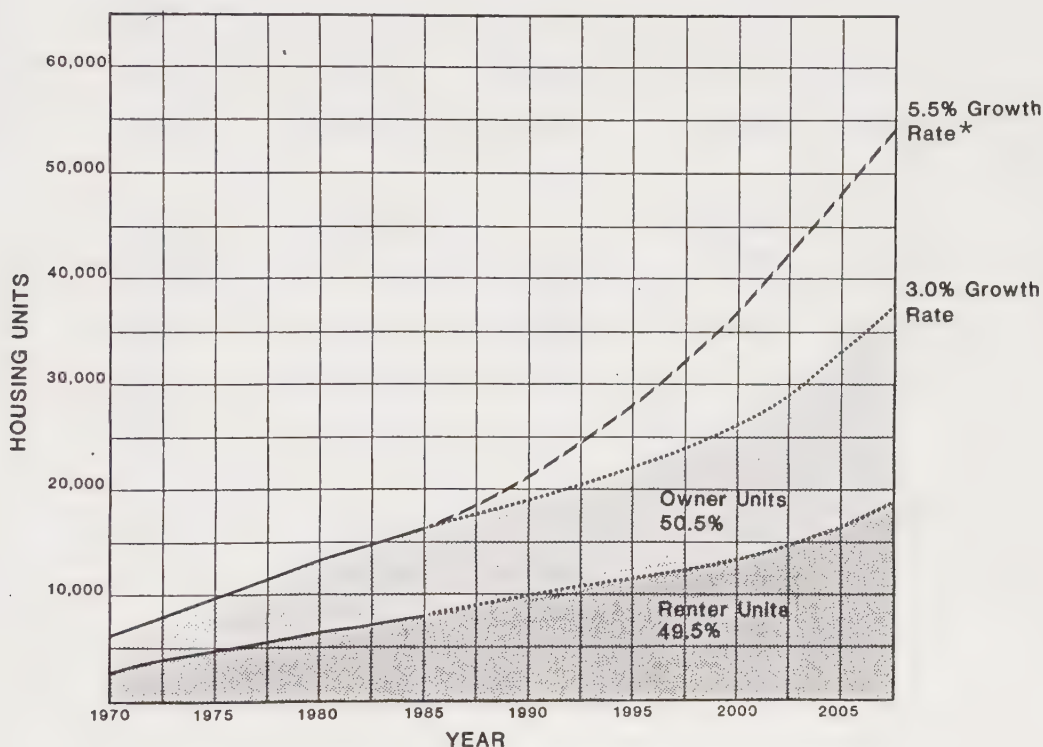
APPENDIX 18

HOUSING UNIT PROJECTION BY RENTER/OWNER MIX

SOURCE: 1980 Federal Census, Merced County Association of Governments, Merced Planning Department

The graph below illustrates the number of occupied housing units and the relation of owner to renter units in 1980. Merced County Association of Governments (MCAG) presumes in its "Merced County Housing Needs Determination" 1983 report that the availability of rental housing should not decline in the County as a whole and that the projected housing unit need in 1992 should maintain the percentage of rental stock that existed in 1980.

MCAG estimates that an additional 4,522 housing units are needed to accommodate household growth to 1992. This figure represents approximately a 3.0% growth rate in housing units. Applying the 1980 Federal Census tenure (renter/-owner) percentages to the projected 1992 housing need indicate that 2,284 units should be owner units and 2,338 units should be renter units in 1992.



*Merced Planning Department projects a 5.5% growth rate in housing units through the year 2005 versus MCAG's projected 3.0% growth rate.

APPENDIX 19

ZONING DISTRICTS BY GROSS ACRES

<u>ZONE</u>	<u>JUNE 1980</u>	<u>DECEMBER 1981</u>	<u>DECEMBER 1982</u>	<u>DECEMBER 1983</u>	<u>DECEMBER 1984</u>	<u>OCTOBER 1985</u>
R-1-10	143.3	164.3	164.3	156.3	156.8	156.8
R-1-6	3,322.6	3,521.7	3,531.9	3,560.9	3,619.4	3,635.4
R-2	216.8	220.8	234.9	236.6	236.6	236.6
R-3-2	177.9	177.9	175.9	164.7	164.7	164.7
R-3-1.5	466.3	466.5	457.5	459.3	459.3	459.3
R-4	100.0	101.1	96.9	96.9	96.9	96.9
R-MH	75.0	75.0	75.0	75.0	75.0	75.0
C-O	116.1	116.1	116.4	116.6	116.6	116.6
C-N	43.9	43.9	45.2	45.2	45.2	45.2
C-C	146.0	146.0	146.0	146.0	146.0	146.0
C-T	258.4	257.6	258.9	265.9	265.9	265.9
C-G	202.2	214.2	214.2	214.2	214.2	214.2
I-R	0	0	0	0	0	0
I-L	1,029.8	1,141.8	1,141.8	1,141.8	1,141.8	1,141.8
I-H	661.4	681.6	681.6	681.6	681.6	681.6
P-D	753.6	847.0	857.9	875.8	875.8	949.3
A-T-5	0.7	0.7	0.7	0.7	0.7	0.7
A-1-20	<u>1,445.5</u>	<u>1,463.3</u>	<u>1,463.3</u>	<u>1,463.3</u>	<u>1,543.71</u>	<u>1,543.71</u>
TOTAL	9,158.4	9,639.5	9,662.4	9,700.8	9,840.27	9,929.75

SOURCE: Merced City Planning Department

APPENDIX 20

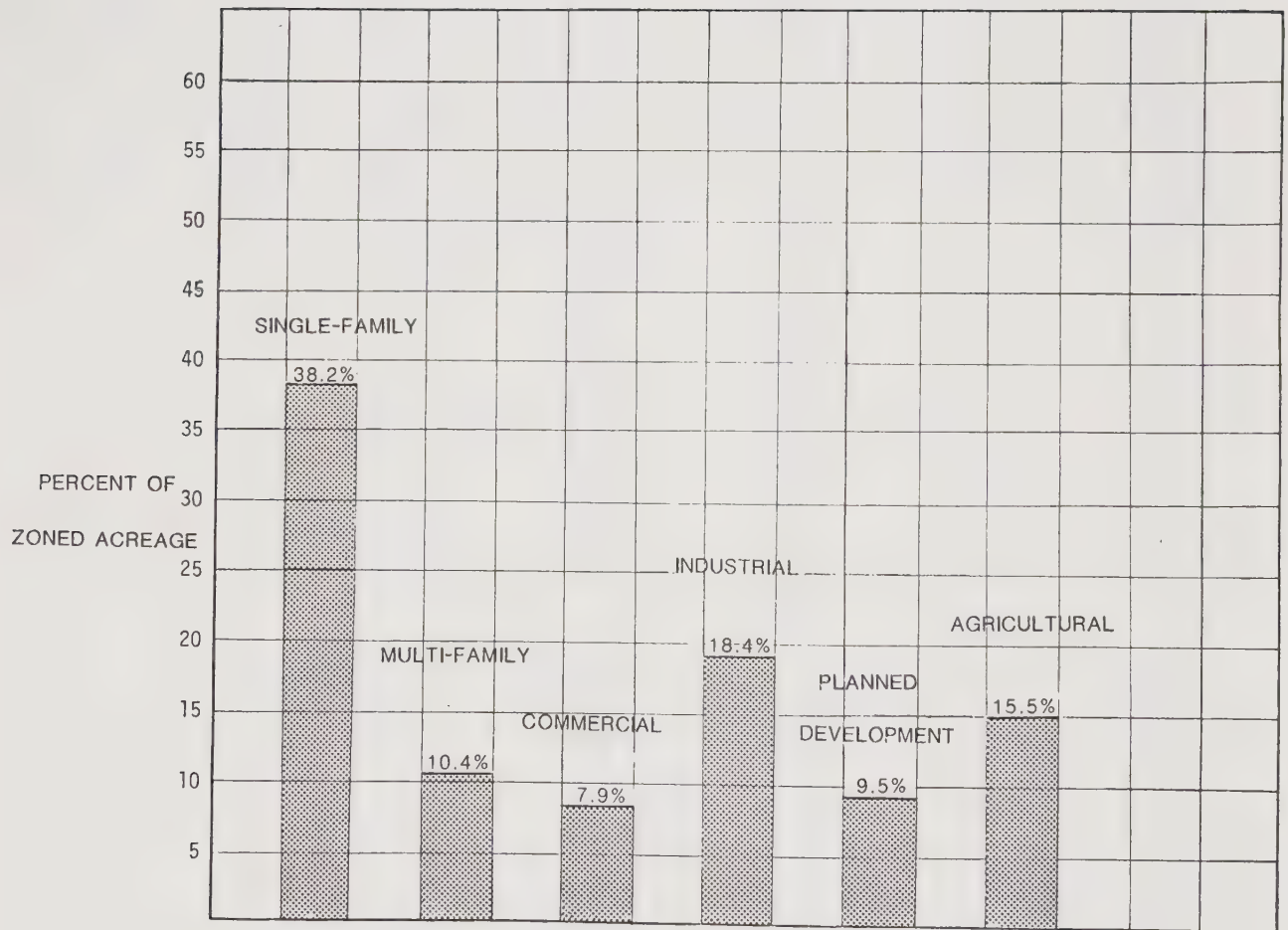
ZONING CATEGORIES BY PERCENTAGE

SOURCE: City of Merced Planning Department

<u>ZONING</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Single-Family Residential	38.2%	38.2%	38.3%	38.5%	38.2%
Multi-Family Residential	10.8%	10.7%	10.6%	10.5%	10.4%
Commercial	8.0%	8.0%	8.1%	8.0%	7.9%
Industrial	18.9%	18.8%	18.7%	18.5%	18.4%
Planned Development	8.7%	8.8%	9.0%	8.9%	9.5%
Agriculture	15.2%	15.2%	15.1%	15.7%	15.5%

APPENDIX 21

ZONING CATEGORIES BY PERCENTAGE



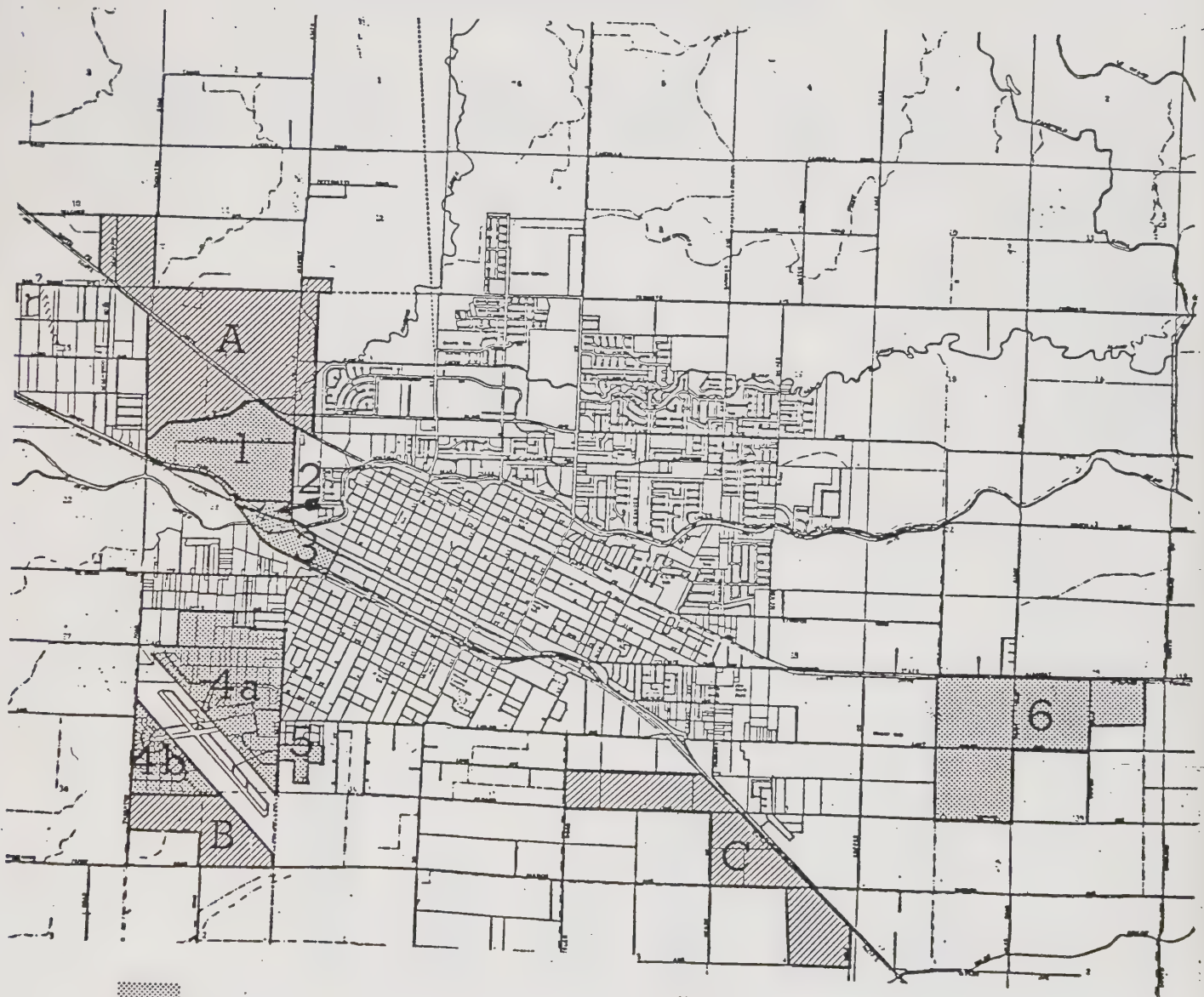
APPENDIX 22

INDUSTRIAL LAND USE SURVEY

SOURCE: Merced City Chamber of Commerce

<u>Area</u>	<u>Number of Parcels</u>	<u>Total Acreage</u>	<u>Number of Occupied Parcels</u>	<u>Number of Occupied Acres</u>	<u>Number of Unoccupied Parcels</u>	<u>Number of Unoccupied Acres</u>
Airport Industrial Park	94	360	33	191.4	61	168.6
Western Industrial Park	22	270	13	178.1	9	91.9
Santa Fe Industrial Park	10	527	6	248.7	3	278.3

CITY OF MERCED INDUSTRIAL AREAS



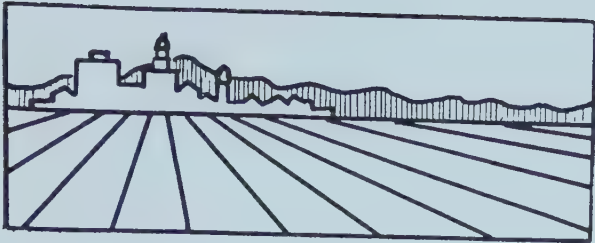
Existing Areas



Future Areas

1. Western Industrial Area
2. Miles Industrial Park
3. Bear Creek/Hwy 99 Industrial Area
- 4a. Northern Airport Industrial Area
- 4b. Southern Airport Industrial Area
5. Eastern Airport Industrial Area
6. Santa Fe Industrial Area

- A. North Highway 59/North Santa Fe Avenue Future Industrial Area
- B. Southwest Airport Future Industrial Area
- C. South Highway 99 Future Industrial Area



BUILDING ACTIVITY

APPENDIX 24

RECORD OF SUBDIVISIONS 1960 TO PRESENT

<u>YEAR</u>	<u>FINAL SUBDIVISION MAPS</u>	<u>ACRES SUBDIVIDED</u>	<u>LOTS CREATED*</u>	<u>ACRES CUMULATIVE TOTAL</u>
1960	3	42.00	169	280.30
1961	2	14.30	55	294.60
1962	2	16.50	65	311.10
1963	3	11.25	48	322.35
1964	5	39.00	129	361.35
1965	3	33.65	127	395.00
1966	3	32.83	135	427.83
1967	3	20.67	84	448.50
1968	2	46.74	170	495.24
1969	2	45.58	153	540.82
1970	1	8.67	42	549.49
1971	5	57.00	234	606.49
1972	9	95.28	383	701.77
1973	2	21.03	60	722.80
1974	5	144.00	526	866.80
1975	3	53.00	151	919.80
1976	6	112.50	380	1,032.30
1977	6	130.20	295	1,162.50
1978	6	122.86	436	1,285.36
1979	11	174.12	470	1,459.48
1980	3	119.03	64	1,578.51
1981	1	10.10	80	1,588.61
1982	7	43.58	214	1,632.19
1983	3	26.57	82	1,658.76
1984	5	47.79	122	1,706.55
1985	9	161.56	334	1,868.11

*Includes condominiums.

SOURCE: Merced City Planning Department

APPENDIX 25

BUILDING PERMITS 1962 TO 1985

<u>YEAR</u>	<u>RESIDENTIAL</u>	<u>NON-RESIDENTIAL</u>	<u>TOTAL</u>
1962	133	846	979
1963	305	673	978
1964	333	801	1,134
1965	169	819	988
1966	98	739	837
1967	129	814	943
1968	115	915	1,030
1969	278	905	1,183
1970	357	781	1,138
1971	501	637	1,138
1972	459	886	1,345
1973	566	1,003	1,569
1974	269	1,400	1,669
1975	361	1,384	1,745
1976	776	1,302	2,078
1977	806	1,223	2,029
1978	676	1,091	1,767
1979	741	1,172	1,913
1980	324	1,038	1,362
1981	278	862	1,140
1982	273	655	928
1983	1,005	566	1,571
1984	451	792	1,243
1985	368	999	1,367

SOURCE: Merced City Planning Department
Merced Building Inspection Division

APPENDIX 26

CUMULATIVE RESIDENTIAL BUILDING PERMITS

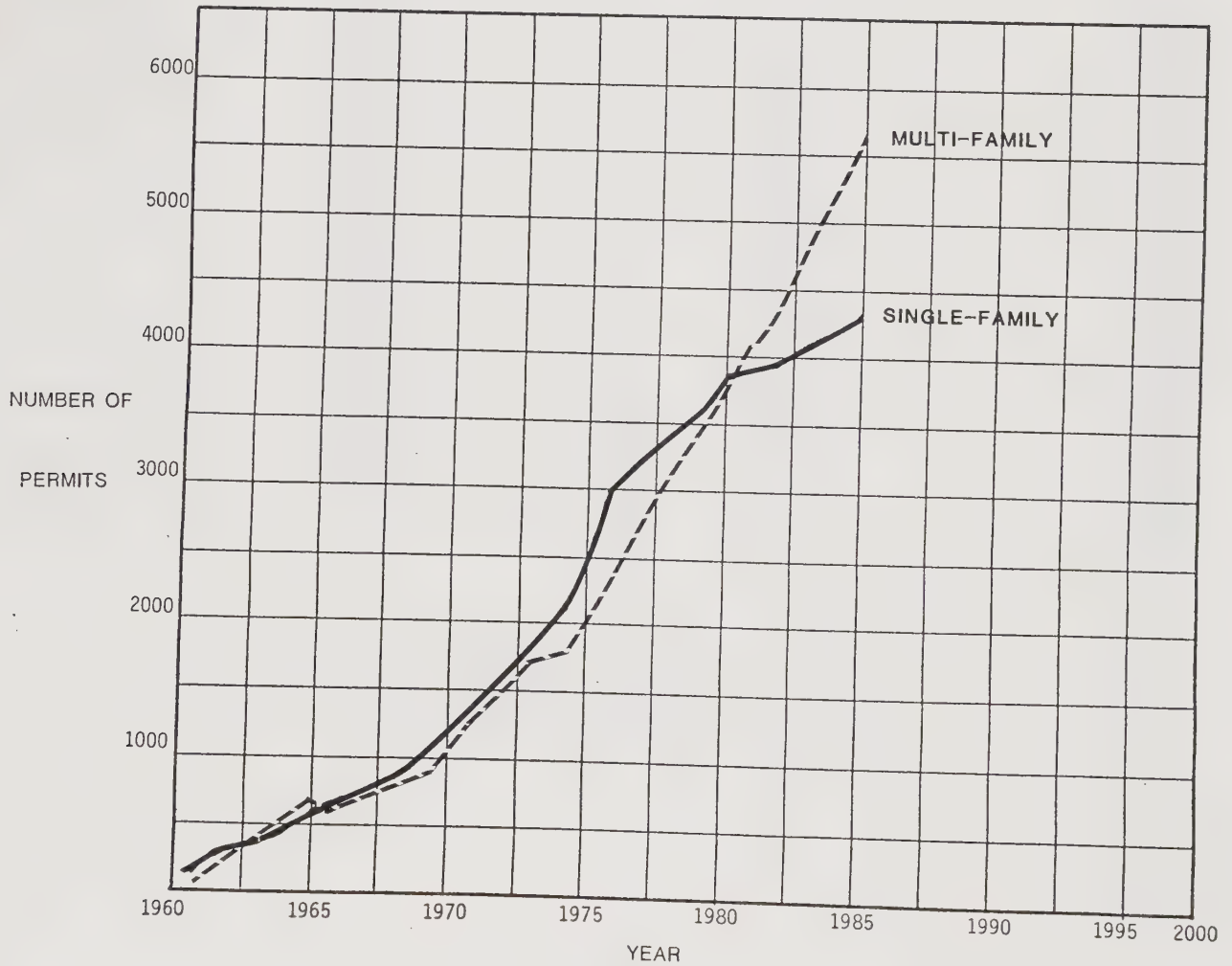
<u>YEAR</u>	<u>YEARLY</u>		<u>CUMULATIVE</u>	
	<u>SF</u>	<u>MF</u>	<u>SF</u>	<u>MF</u>
1961	195	87	195	87
1962	72	61	267	148
1963	86	219	353	367
1964	140	193	493	560
1965	102	67	595	627
1966	73	25	668	652
1967	114	15	782	667
1968	111	4	893	671
1969	121	157	1,014	828
1970	154	203	1,168	1,031
1971	232	269	1,400	1,300
1972	270	189	1,670	1,489
1973	313	253	1,983	1,742
1974	232	37	2,215	1,779
1975	229	130	2,444	1,909
1976	430	346	2,874	2,255
1977	331	475	3,205	2,730
1978	202	474	3,407	3,204
1979	329	412	3,736	3,616
1980	113	211	3,849	3,827
1981	29	249	3,878	4,076
1982	31	242	3,909	4,318
1983	243	762	4,152	5,080
1984	139	312	4,291	5,392
1985	132	236	4,423	5,628

SOURCE: Merced City Planning Department
Merced Building Inspection Division

APPENDIX 27

CUMULATIVE RESIDENTIAL BUILDING PERMITS

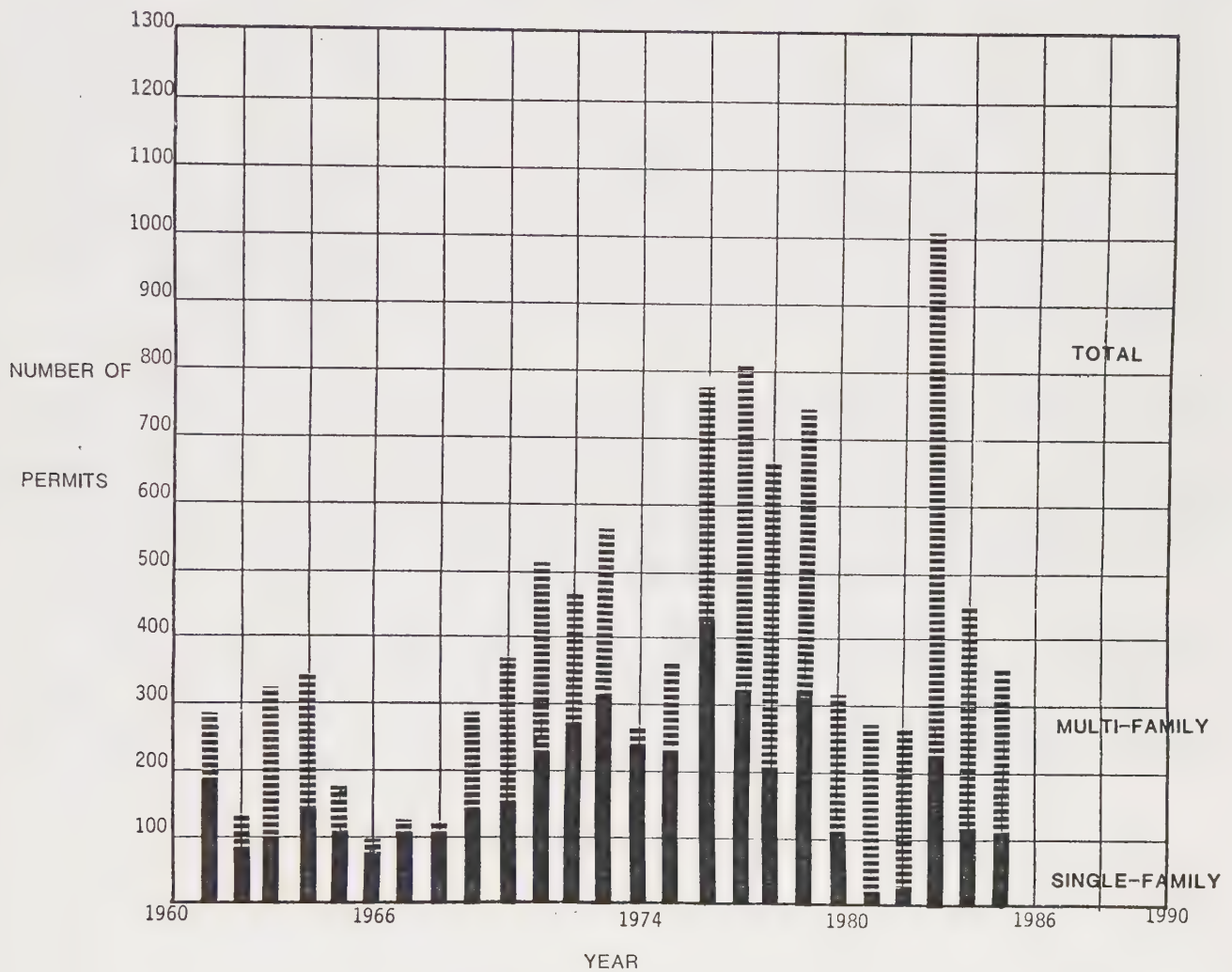
Source: City of Merced Building Inspection and Planning Departments



APPENDIX 28

YEARLY RESIDENTIAL BUILDING PERMITS

Source: City of Merced Planning Department



APPENDIX 29

RESIDENTIAL BUILDING PERMITS BY CALENDAR MONTH

<u>MONTH</u>	1982		1983		1984		1985		SUBTOTAL	
	<u>SF</u>	<u>MF</u>	<u>SF</u>	<u>MF</u>	<u>SF</u>	<u>MF</u>	<u>SF</u>	<u>MF</u>	<u>SF</u>	<u>MF</u>
January	0	16	4	6	7	0	9	0	20	22
February	3	20	8	60	10	8	8	4	29	92
March	1	12	4	0	14	0	6	4	25	16
April	2	5	17	49	15	72	10	107	44	233
May	0	10	33	153	20	73	10	12	63	248
June	5	54	34	210	47	78	13	62	99	404
July	3	15	7	12	2	5	13	2	25	34
August	3	57	26	177	4	10	18	23	51	267
September	2	19	15	12	4	0	8	0	29	31
October	7	30	85	10	6	57	16	11	114	108
November	2	4	5	56	4	8	3	3	14	71
December	<u>3</u>	<u>0</u>	<u>5</u>	<u>17</u>	<u>6</u>	<u>1</u>	<u>16</u>	<u>10</u>	<u>30</u>	<u>28</u>
SUBTOTAL	31	242	243	762	139	312	132	236	543	1554
TOTAL	273		1005		451		368		2097	

SOURCE: City of Merced Building Department

APPENDIX 30

CITY HOUSING COSTS

<u>YEAR</u>	<u>LAND AND IMPROVEMENT COST</u>	<u>COST OF CONSTRUCTION</u>	<u>CITY FEES</u>	<u>TOTAL COST</u>
1985	\$20,000	\$60,000	\$2,800	\$82,800
1986				
1987				
1988				
1989				
1990				

The table above indicates the average housing development costs in the City of Merced. Land costs are based on a typical city lot, 60' by 100'. Cost of construction includes financing and marketing costs and developer profit, and is based on a three-bedroom, two-bath, two-car garage, 1,500-square-foot home at \$40.00 per square foot. City fees include sewer and water hook-up cost and park dedication fees.

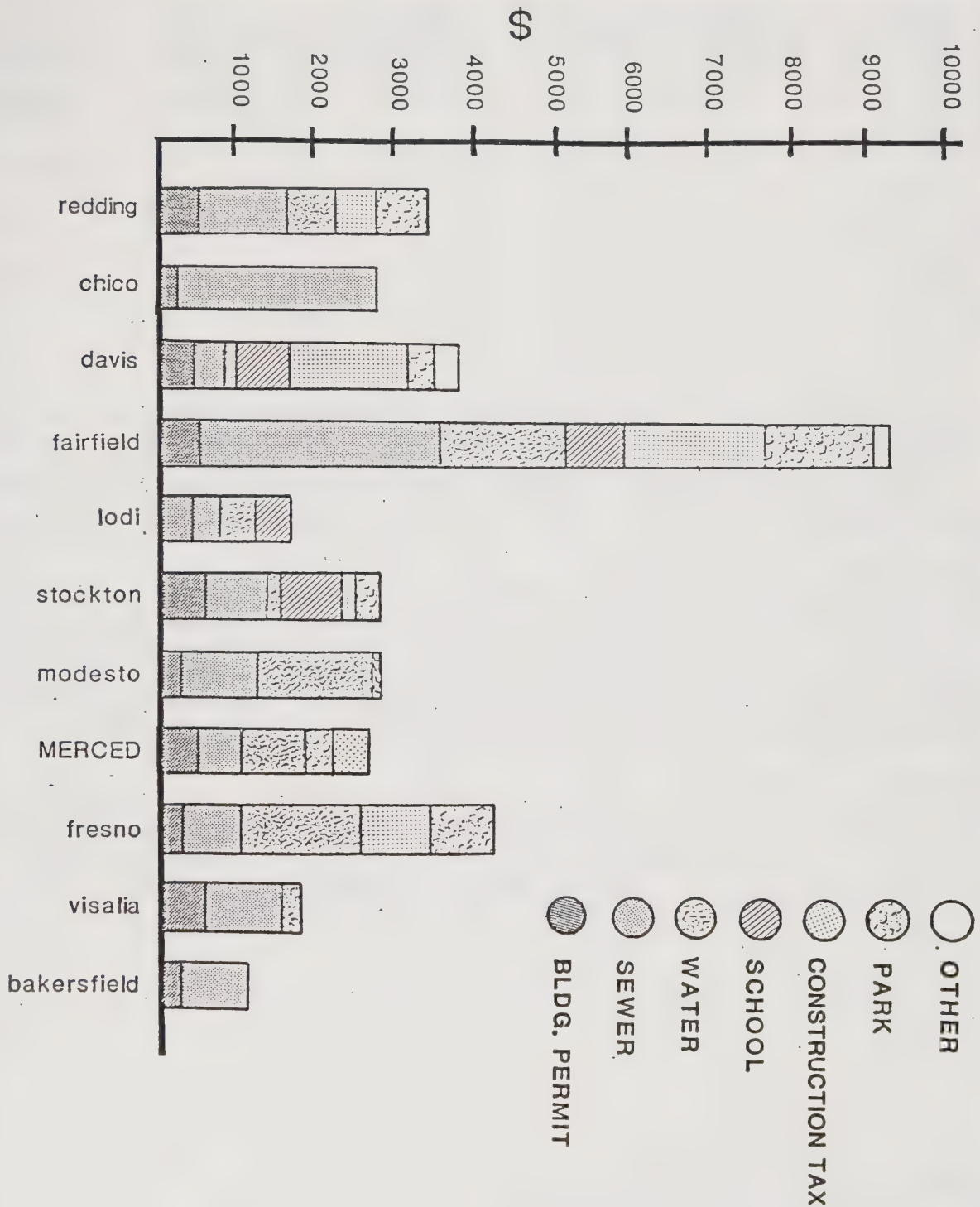
An informal survey of the local newspaper and telephone interviews with local realtors show the average cost of a three-bedroom, two-bath home with 1,100 to 1,300 square feet is \$65,000 to \$75,000. A larger home between 1,500 and 1,800 square feet is about \$90,000. Smaller two-bedroom homes, older homes or homes that are not in good condition can be found in the city and will cost less. The 1980 Federal Census indicates that the City's median home value was \$57,700 and median rent was \$206 per month.

A single-wide mobile home (14' by 60', 840 square feet), costs about \$18,000, and a double-wide (24' by 60', 1,400 square feet), \$28,000, depending upon amenities installed. Mobile home spaces rent for \$100 to \$150 per month. Presently, there are five mobile home parks within the city limits, for a total of 618 spaces.

SOURCE: Merced Planning Department

APPENDIX 31

COMPARISON OF BUILDING PERMIT DATA



January 1984

Source: City of Merced Planning Department.

APPENDIX 32

HISTORY OF CITY'S HOUSING IMPROVEMENT PROGRAM

The City established a Housing Improvement Program office in 1970 to rehabilitate substandard housing in the City. The Program has concentrated efforts in areas on the south side of the City, as highlighted on the map. During the fifteen years the Program has been in operation, seven separate Federal funding sources have provided a continuous and successful rehabilitation effort. Through these Federal funding programs, the office has successfully assisted residents to maintain and improve the City's older homes which continue to be an important element of the City's housing stock. Since 1970, the office has rehabilitated a total of 564 dwelling units, for an average of 38 dwelling units per year.

Currently, Community Development Block Grant Program (CDBG Small Cities Program) funds are being used to rehabilitate homes (see map). The Small Cities Program is designed to benefit low and moderate income owners or renters, aid in the prevention or elimination of slums or blight and meet other urgent community development needs, such as provision of public improvements. The office expects to rehabilitate about 75 homes through the current CDBG 18-month funding cycle.

The office also assists in the rehabilitation of owners of multi-family units and stipulates that landlords, in return for receiving CDBG assistance, must rent to lower income tenants. This stipulation insures that units will remain affordable to lower income residents. In 1985, the Housing Improvement Program office rehabilitated 51 multi-family units and, within the next six years, estimates that 150 additional multi-family units will be rehabilitated.

The City's Housing Improvement Program office conducted a survey of substandard units on the City's south side in March 1985. The survey team identified single- and multi-family units in need of minor to major rehabilitation in the area identified "CDBG" on the map. The survey also evaluated 34 units in this area as unsuitable for rehabilitation and in need of replacement.

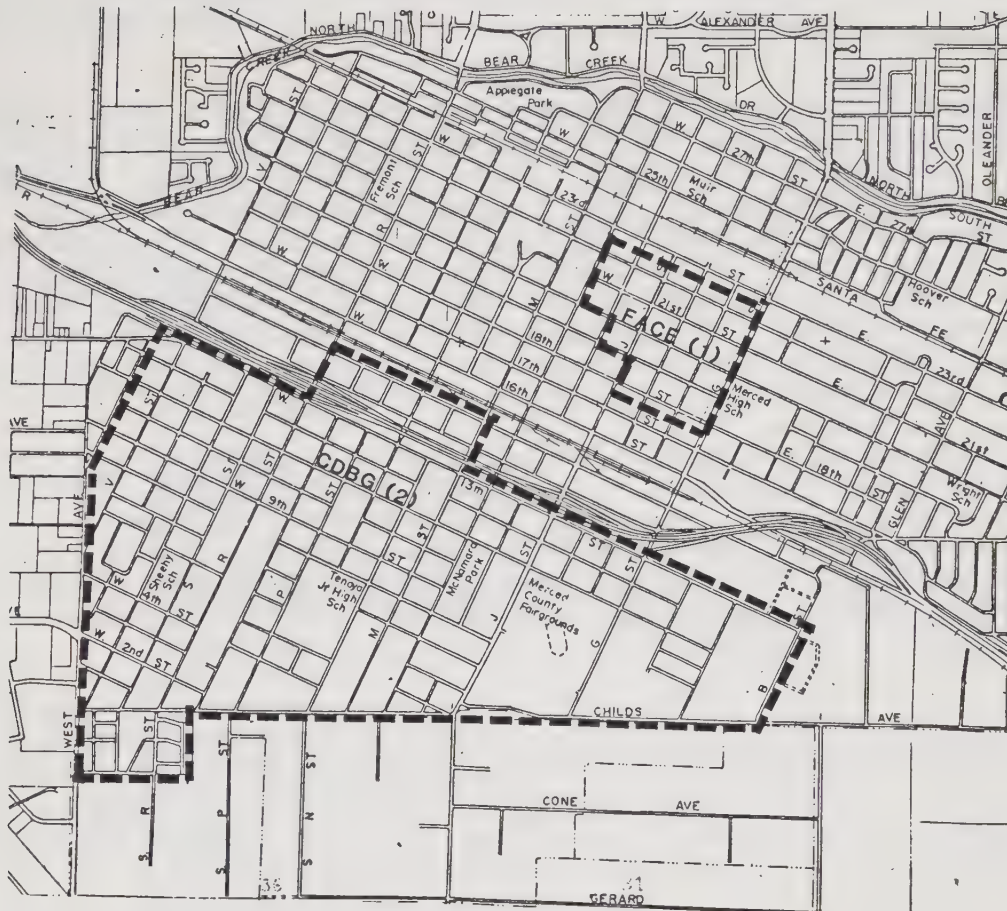
REHABILITATION REQUIRED	UNIT TYPE		Total	% of Total
	Single-Family	Multi-Family		
Major ⁽¹⁾	359	268	627	47.0%
Moderate ⁽²⁾	225	186	411	30.8
Minor ⁽³⁾	<u>142</u>	<u>155</u>	<u>297</u>	<u>22.2</u>
TOTAL	726	609	1,335	100.0%

(1) \$15,000 - \$27,000

(2) \$8,000 - \$15,000

(3) \$0 - \$8,000

APPENDIX 32 (CONTINUED)



- (1) Federal Assistance Code Enforcement Program Area (FACE)
1970-74
- (2) Community Development Block Grant Program Area (CDBG)
Current Small Cities Program Area - 1984-85

Other Federally-funded rehabilitation programs in this area:

1. Entitlement Program (CDBG) - 1975-80
2. 312 Rehabilitation Program (CDBG) - 1979-80
3. California State Deferred Program (SB 966) - 1980-81
4. Small Cities Program (CDBG) - 1977-81
5. Small Cities Program (CDBG) - 1981-84

APPENDIX 33

MERCED REDEVELOPMENT AGENCY HOUSING PROJECTS

The Redevelopment Agency of Merced has been directly involved in two residential projects in the downtown Merced Project Area. The Project Area generally includes the area between 18th Street, Bear Creek, 14th Street and D Street (see map). Several residential projects have been constructed without Redevelopment Agency assistance. Most are one- and two-unit additions on lots where existing residences are located.

The first housing project undertaken by the Redevelopment Agency was in 1980. The project was developed in order to provide low and moderate income single-family housing and upgrade a blighted 3.75-acre site between G and J Streets on 14th Street. Constructed were 40 three-bedroom, two-bath units with garages, each on a 3,500-square-foot parcel. Average sales price of the units was \$39,000 in 1981.

The project was developed using tax-free mortgage revenue bonds provided under SB 99. Citizens Savings and Loan bought the entire \$1.5 million worth of bonds issued by the Agency. This allowed the City to sell the homes on a 30-year mortgage at 8.875% interest with a minimum of five percent of the sales price as a down payment. A requirement that the homes must be owner-occupied was also instituted to prevent possible speculation.

The project is continuing to realize the goal of providing low and moderate income housing for downtown Merced.

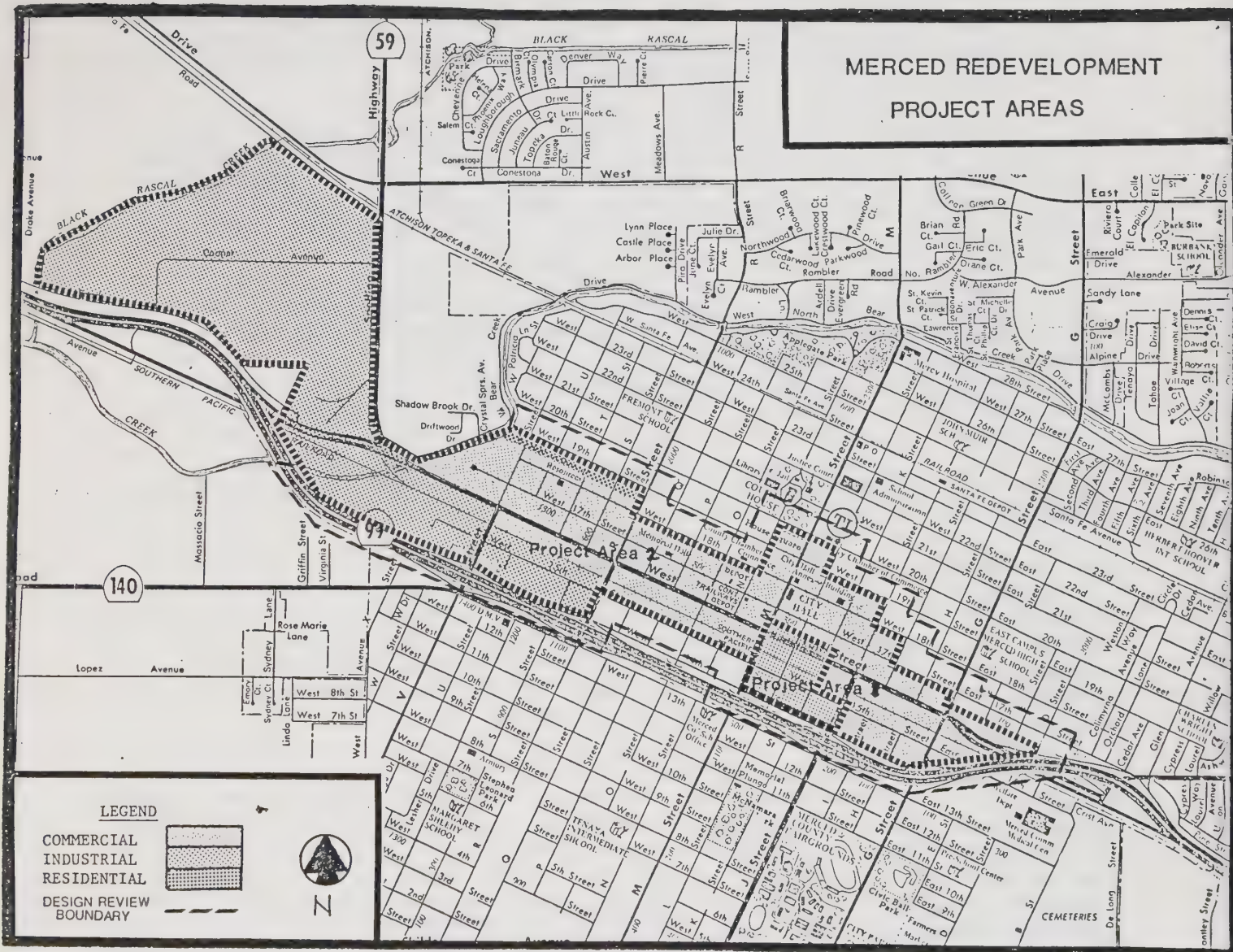
The second housing project involved the historic Tioga Hotel. Built in 1928, the luxury hotel accommodated tourists arriving in Merced on their way to Yosemite National Park. It hosted royalty and dignitaries from all over the world. It became a gathering place for the ranchers and farmers of the agriculturally rich Central Valley. By 1979, the Tioga had become deteriorated. The exterior had become worn with time and the fabulous interior was reduced to crumbling walls and ill-kept rooms.

Early in 1979, a developer concerned about the history of the building proposed a renovation project for the Tioga. Again, the Redevelopment Agency sold \$1.8 million of SB 99 tax-free mortgage revenue bonds. With additional financial investment from the developer, this historic eight-story structure was rehabilitated to create 98 studio and one-bedroom apartments which rent for approximately \$235/month, and 30,000 square feet of retail and office space on the bottom two floors. The units are designed for low to moderate income tenants (some are subsidized as Section 8 qualified tenants) who desire a central location with a fully modernized living unit.

Today, the building is listed in the National Register for Historic Places and provides needed housing opportunities for downtown Merced.

SOURCE: Merced Redevelopment Agency

APPENDIX 33 (CONTINUED)





SCHOOL ATTENDANCE

APPENDIX 34

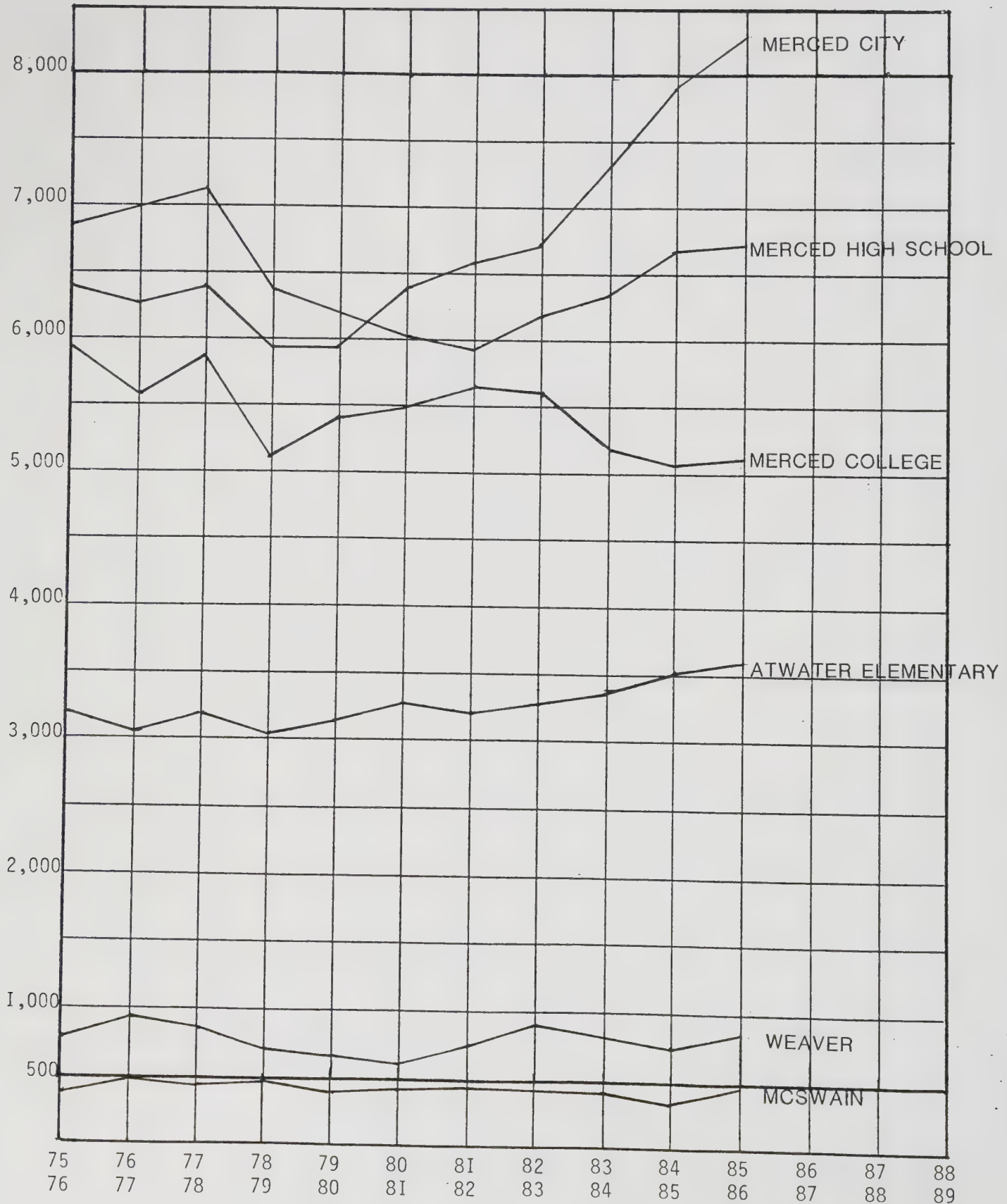
AVERAGE DAILY ATTENDANCE

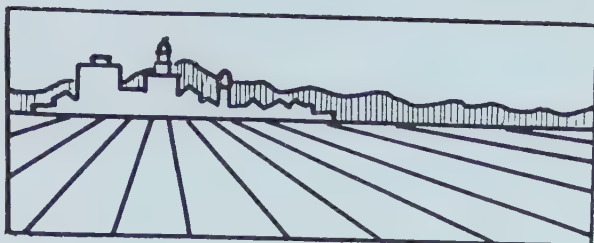
	<u>81-82</u>	<u>82-83</u>	<u>83-84</u>	<u>84-85</u>	<u>85-86</u>
Atwater	3,246	3,332	3,491	3,507	3,627
Merced City	6,589	6,601	7,470	7,901	8,344
Weaver	746	830	825	803	833
Merced High School	5,992	6,310	6,346	6,703	6,720
Merced College	5,696	5,649	5,369	5,133	5,233
McSwain	416	434	446	429	452

SOURCE: Merced County Superintendent of Schools

AVERAGE DAILY ATTENDANCE

Source: Merced County Superintendent of Schools





ECONOMIC AND EMPLOYMENT DATA

APPENDIX 36

ASSESSED CITY VALUES

<u>FISCAL YEAR</u>	<u>VALUATION</u>
1970-71	\$ 37,417,700
1972-73	46,147,690
1973-74	52,423,380
1974-75	62,964,970
1975-76	70,293,843
1976-77	85,849,970
1977-78	95,593,110
1978-79	117,433,240
1979-80	139,920,181
1980-81	160,248,731
1982-83*	766,383,990
1983-84*	834,176,107
1984-85*	942,197,033
1985-86*	1,036,496,080

*Based on 100 percent of assessed valuation.

SOURCE: Merced County Auditor's Office
Merced City Chamber of Commerce

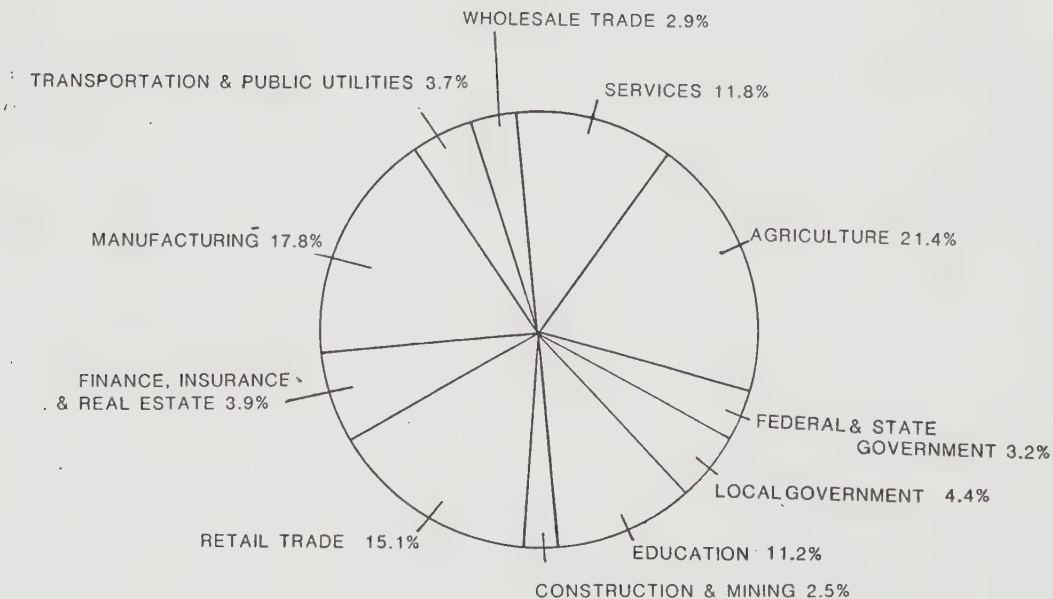
APPENDIX 37

MERCED COUNTY EMPLOYMENT

	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Agriculture	10,600	10,500	11,000	10,700	10,825	10,450	10,000	10,625	10,400
Government *	9,100	9,400	9,300	9,500	9,475	9,650	9,675	10,350	10,425
Manufacturing	5,500	5,750	5,900	7,100	7,175	7,225	7,600	8,825	9,525
Retail Trade	6,300	6,700	6,820	6,820	6,825	6,750	6,850	7,450	7,625
Services	4,000	4,500	4,800	4,900	5,100	5,350	5,525	5,850	5,800
Finance, Insurance & Real Estate	1,600	1,800	1,900	2,100	2,300	2,375	2,400	1,950	2,050
Wholesale Trade	2,075	1,800	2,300	1,700	1,425	1,425	1,475	1,425	1,575

PERCENT DISTRIBUTION OF WAGE & SALARY EMPLOYMENT

MERCED COUNTY 1984



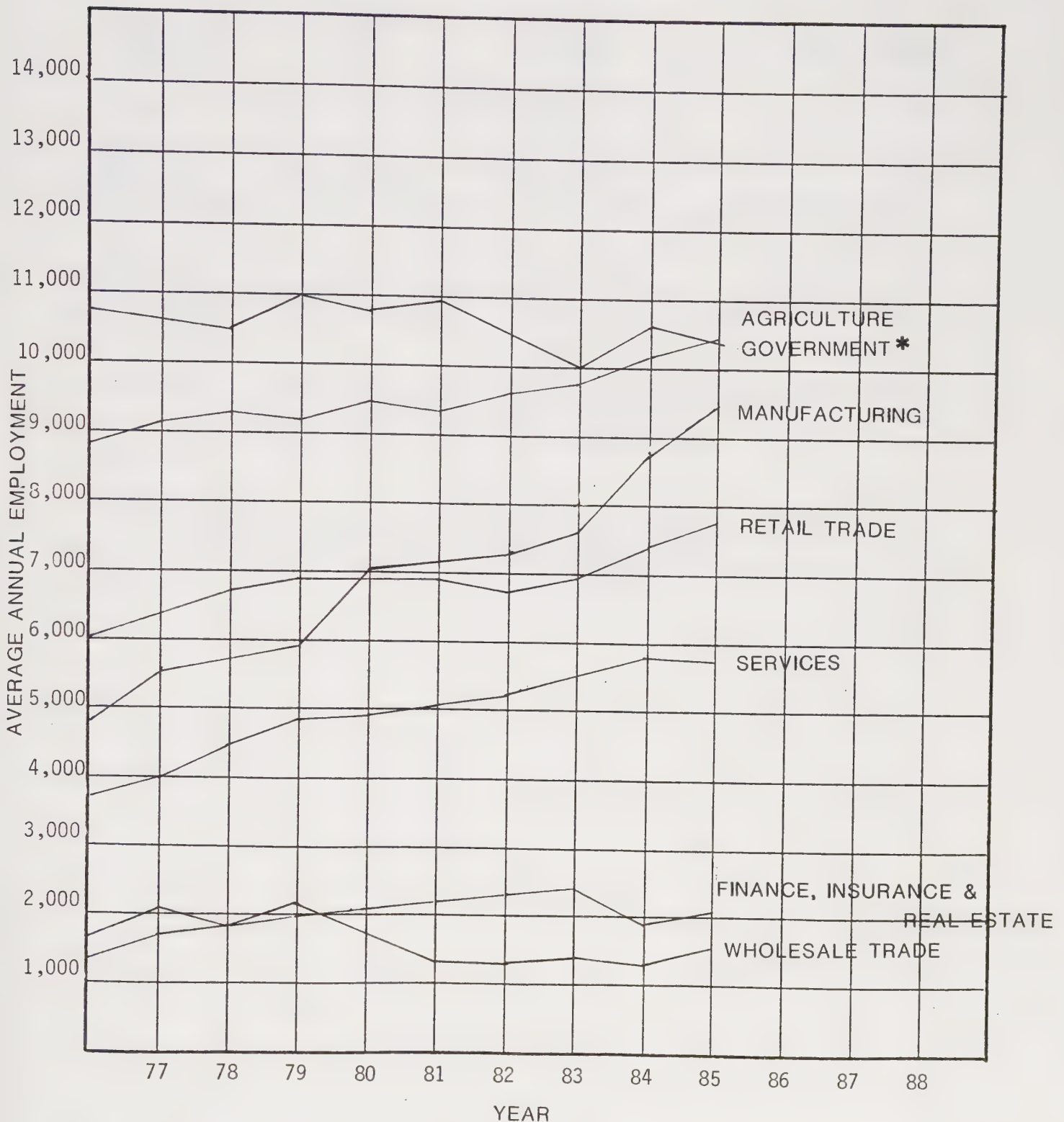
*Government includes Federal, State, Local & Education

SOURCE: California Employment Development Department
City of Merced Planning Department

APPENDIX 38

MERCED COUNTY EMPLOYMENT

Source: California Employment Development Department



*Government includes Federal, State, Local & Education

APPENDIX 39

CAFB ECONOMIC IMPACT DATA

Personnel:	<u>1981</u>	<u>1983</u>	<u>1985</u>
Military	5,020	5,066	5,037
Civilian	844	426	414
Other	487	410	5,451
Payroll:	<u>1981</u>	<u>1983</u>	<u>1985</u>
Military	\$ 79,352,704	\$ 71,429,244	\$ 76,129,744
Civilian	9,561,372	28,651,567	53,566,956
Total Expenditures	\$ 99,356,413	\$143,001,722	\$162,223,843*
Including Other Payments			
Total Expenditures	\$ 99,356,413	\$143,001,722	\$162,223,843
Economic Multiplier	x 1.38	x 2.018	x 1.73
Total Economic Impact	\$137,110,000	\$288,577,475	\$280,647,248

*Includes \$32,527,143 for local contract expenditures, military construction program projects, and educational impact aid funds.

SOURCE: Castle Air Force Base Economic Impact Statement
1981, 1983, 1984, 1985; 93 BMW Comptroller Division
As of September 30, 1985

APPENDIX 40

MAJOR NON-INDUSTRIAL EMPLOYERS

MERCED & VICINITY

SOURCE: Community Economic Profile

<u>EMPLOYER</u>	<u>PRODUCT</u>	<u># OF EMPLOYED</u>
Castle Air Force Base	Strategic Air Command Training Base	5,317
Farmers Insurance	Regional Insurance Office	594
Merced College	Community College	600
Merced Sun-Star	Newspaper Publishers	175
Pacific Gas & Electric	Gas and Electricity Utility	193
J. C. Penneys	Retail Department Store	115
Sears	Retail Department Store	111
Merced Community Medical Center	County Medical Facility	756
Mercy Hospital	Local Medical Facility	380
City of Merced	Local Government Agency	361
County of Merced	County Government Agency	2,200

APPENDIX 41

MAJOR INDUSTRIAL EMPLOYERS

MERCED AND VICINITY

SOURCE: Business Resource Directory, Merced County,
La Cooperativa, Sacramento, California

<u>EMPLOYER</u>	<u>PRODUCT</u>	<u># OF EMPLOYED</u>
BAC Pritchard 3058 North Beachwood Drive Merced, California	Industrial Cooling Towers	45
B & T Cabinet & Door 2000 West Wardrobe Avenue Merced, California	Mobile Home Cabinets	50
Bianchi & Sons Packing 1975 West Olive Merced, California	Tomato Shipper	25-75*
California Cannery & Growers 13280 South Amber Avenue Selma, California	Fruit and Vegetable Canner	60-1,250*
Central Valley Beverage 1 West Avenue Merced, California	Canned Soft Drinks	65
Clevepak Corporation Partition Division 1621 West 15th Street Merced, California	Packing Material	65
Foster Poultry Farms 843 Davis Livingston, California	Chickens	2,070
Goodyear Tire & Rubber Co. Highway 140 East and Tower Road Merced, California	Packing Film	49
Hussman Corporation 1900 Wardrobe Avenue Merced, California	Cooler and Freezer Panels	60
Keller Aluminium Corp. 1800 Grogan Avenue Merced, California	Windows and Ladders	370
Kirby Manufacturing Co. 484 South Highway 59 Merced, California	Farm Machinery	50

Major Industrial Employers-Continued

<u>EMPLOYER</u>	<u>PRODUCT</u>	<u># OF EMPLOYED</u>
McLane-Pacific 3576 Childs Avenue Merced, California	Grocery Distributing	110
Merced Color Press 2201 Cooper Avenue Merced, California	TV Guide Printer	500
Merced Screw Products 1880 Grogan Avenue Merced, California	Specialty Screw Machine Printer	20
Product Development 1870 Wardrobe Avenue Merced, California	Telephone Book Distributor	66
Ragu Foods 1785 North Ashby Road Merced, California	Tomato/Spaghetti Sauce	180-350*
Rheem Manufacturing 2400 Cooper Avenue Merced, California	Sterile Barrels	16-72
Robertson Factories, Inc. 220 South R Street Merced, CA 95340	Curtains and Draperies	55
Save Mart Distribution Center Vasser and Highway 99 Merced, California	Food Distribution	80
Stahl, Scott & Fetzer Co. 1130 Stuart Drive Merced, California	Utility Truck Bodies	24
Stuart Western Company 2777 North Highway 59 Merced, California	Radiators	140

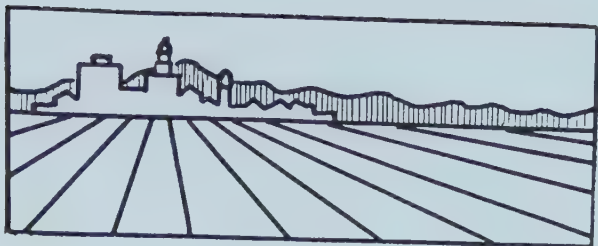
*Seasonal Employment

APPENDIX 42

LEADING FARM COMMODITIES IN MERCED COUNTY

SOURCE: 1984 Annual Report of Agriculture
California Employment Development Department

<u>RANK</u>	<u>CROP</u>	<u>VALUE</u> <u>(In Millions)</u>
1	Milk	\$208.2
2	Chickens	91.6
3	Almonds	79.4
4	Cattle	67.7
5	Cotton	46.9
6	Alfalfa	41.8
7	Tomatoes	28.5
8	Sweet Potatoes	22.8
9	Corn	21.6
10	Turkeys	20.5
11	Grapes	18.7
12	Eggs	17.5

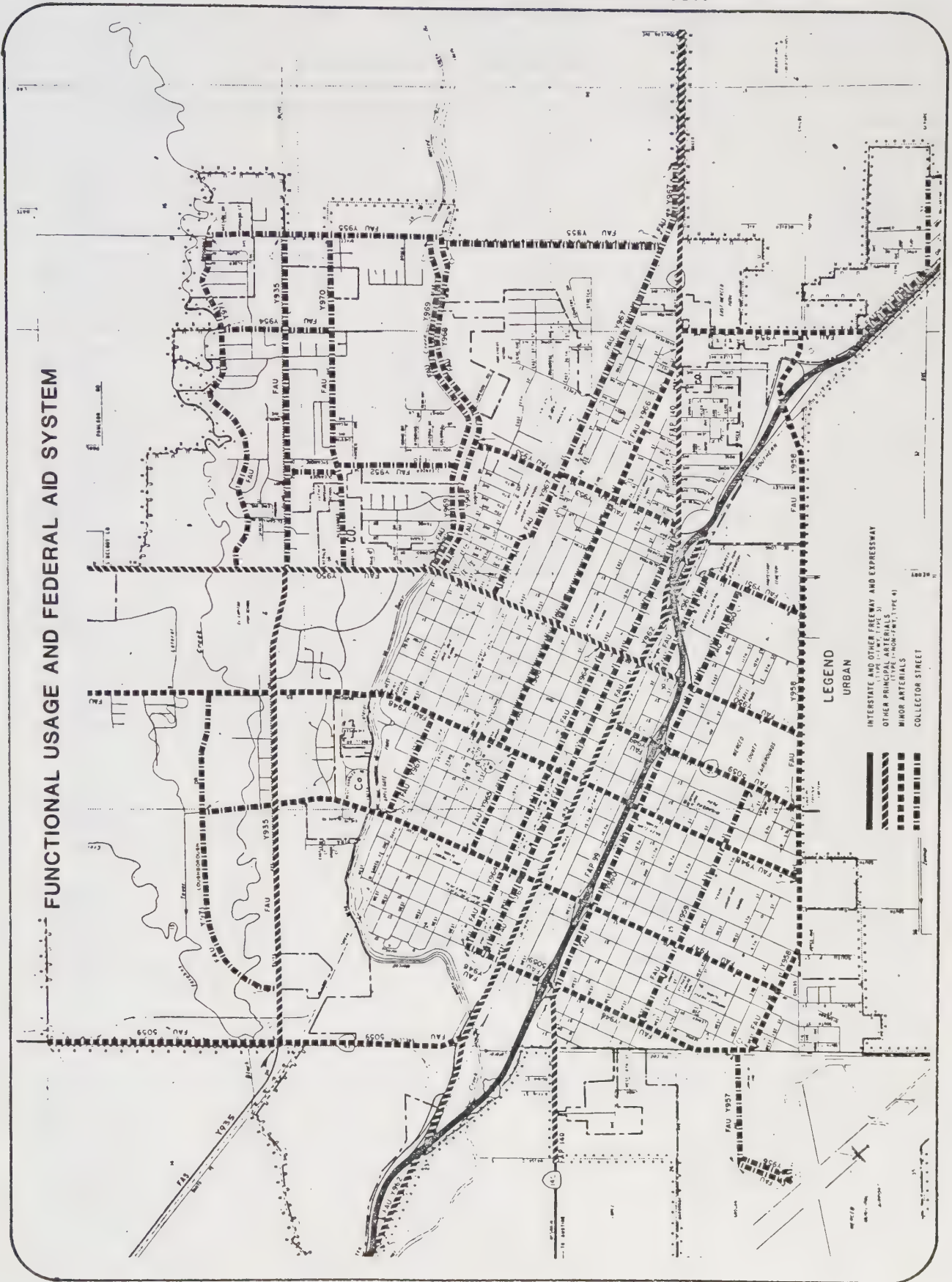


TRAFFIC INFORMATION

APPENDIX 43

STREET AND HIGHWAY CLASSIFICATION

FUNCTIONAL USAGE AND FEDERAL AID SYSTEM



APPENDIX 44

TRAFFIC VOLUMES

SOURCE: City of Merced Engineering Department

<u>LOCATION</u>	<u>DAILY</u>	<u>PEAK HOUR</u>	<u>DATE</u>
B Street			
1,000' north of Childs	786	85	4/5/86
Childs Avenue			
Between G & J Streets	6,904	470	7/13/83
East of J Street	3,483	355	3/9/82
West of J Street	2,834	266	3/9/82
G Street			
North of Childs Avenue	2,185	210	4/13/82
South of 11th Street	5,443	419	7/13/83
South of 16th Street	6,528	619	2/17/82
North of 16th Street	10,781	1,001	2/17/82
South of 21st Street	14,810	1,186	7/27/83
North of 21st Street	17,362	1,427	7/27/83
At Bear Creek Drive	20,079	N/A	2/2/82
North of Olive Avenue	12,755	1,235	8/29/83
South of Columbia Avenue	10,921	1,092	2/85
At El Portal	6,772	677	2/85
At Donna Drive	4,774	477	2/85
At Yosemite Avenue	2,583	258	2/85
Glen Avenue			
North of 21st Street	7,635	958	7/20/83
At Santa Fe Drive	7,600	N/A	7/20/83
M Street			
South of 18th Street	7,269	719	7/6/83
North of 18th Street	1,648	239	7/6/83
South of Olive Avenue	13,063	1,318	8/30/83
North of Olive Avenue	14,824	1,331	8/30/83
Olive Avenue			
East of G Street to College Avenue	13,175	1,317	2/85
College Avenue to El Capitan	9,625	962	2/85
Nottingham to Parsons Avenue	5,900	590	2/85
West of G Street	18,110	2,684	8/29/83
East of M Street	20,932	1,917	8/30/83
West of M Street	23,439	1,968	8/30/83
East of R Street	17,421	1,433	2/24/82
West of R Street	11,903	1,137	2/24/82

<u>LOCATION</u>	<u>DAILY</u>	<u>PEAK HOUR</u>	<u>DATE</u>
Parsons Avenue 50' south of Childs Avenue	3,750	383	4/6/86
R Street			
South of Main Street	11,328	450	2/16/82
South of 16th Street	6,801	657	2/11/82
North of 16th Street	11,272	1,081	2/11/82
South of Olive Avenue	12,232	1,119	2/24/82
North of Olive Avenue	7,449	742	2/24/82
At Childs Avenue	2,495	221	4/13/82
South of Bear Creek Drive	13,367	1,197	3/3/82
V Street			
North of Wardrobe Avenue	4,748	390	7/12/83
16th Street			
Between Canal and M Streets	9,388	997	4/5/86
16th Street West of North Highway 59			
Eastbound	8,777	850	4/6/86
Westbound	7,648	779	4/6/86
18th Street			
West of G Street	3,626	449	2/11/82
East of Canal Street	5,829	644	7/7/83
West of Canal Street	6,027	2,229	7/6/83
East of R Street	7,212	815	2/16/82
West of R Street	6,642	694	2/16/82
East of M Street	7,600	823	4/6/86
8th Street			
Between R and V Streets	828	90	3/13/84
Between P and Q Streets	2,669	262	4/6/86
Highway 59			
At Santa Fe Drive	6,100	650	1982
Highway 140			
East Santa Fe Drive	6,000	770	1982
Route 99			
Junction Highway 59 South	27,500	3,050	1982
Junction Highway 140 East	28,000	3,100	1982
GP1L			

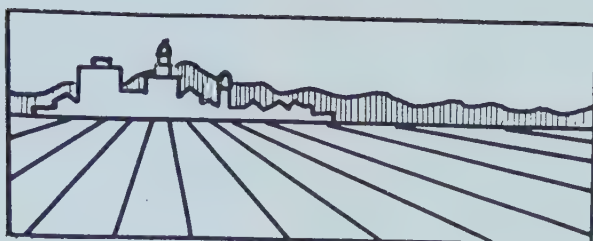
APPENDIX 45

TRAFFIC VOLUME LOCATION MAP

Source: City of Merced Planning Department

* Indicates location of traffic count.





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REFERENCES

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